HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2012

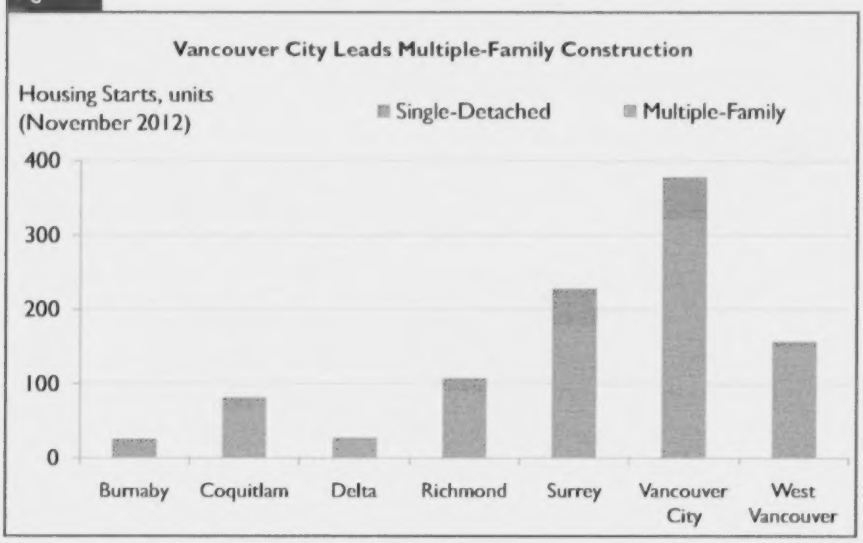
Vancouver CMA New Construction

The Vancouver Census Metropolitan Area (CMA) recorded 1,240 housing starts in November 2012, bringing the year-to-date total to 17,840, higher than the 16,668 housing starts recorded in the same period last year.

During the first eleven months of the year, there were fewer single detached home starts and more multiple-family starts than last year. Construction started on 220 single detached homes and 1,020 multiple-family homes in November. Multiple-family housing starts were mostly in the cities of Vancouver, Surrey and West Vancouver.

The Abbotsford-Mission CMA had 30 housing starts in November, two thirds were multiple-family starts. The year-to-date housing starts in the CMA totalled 361 units, compared to 513 units a year ago.

Figure 1



Source: CMHC Housing Starts Survey

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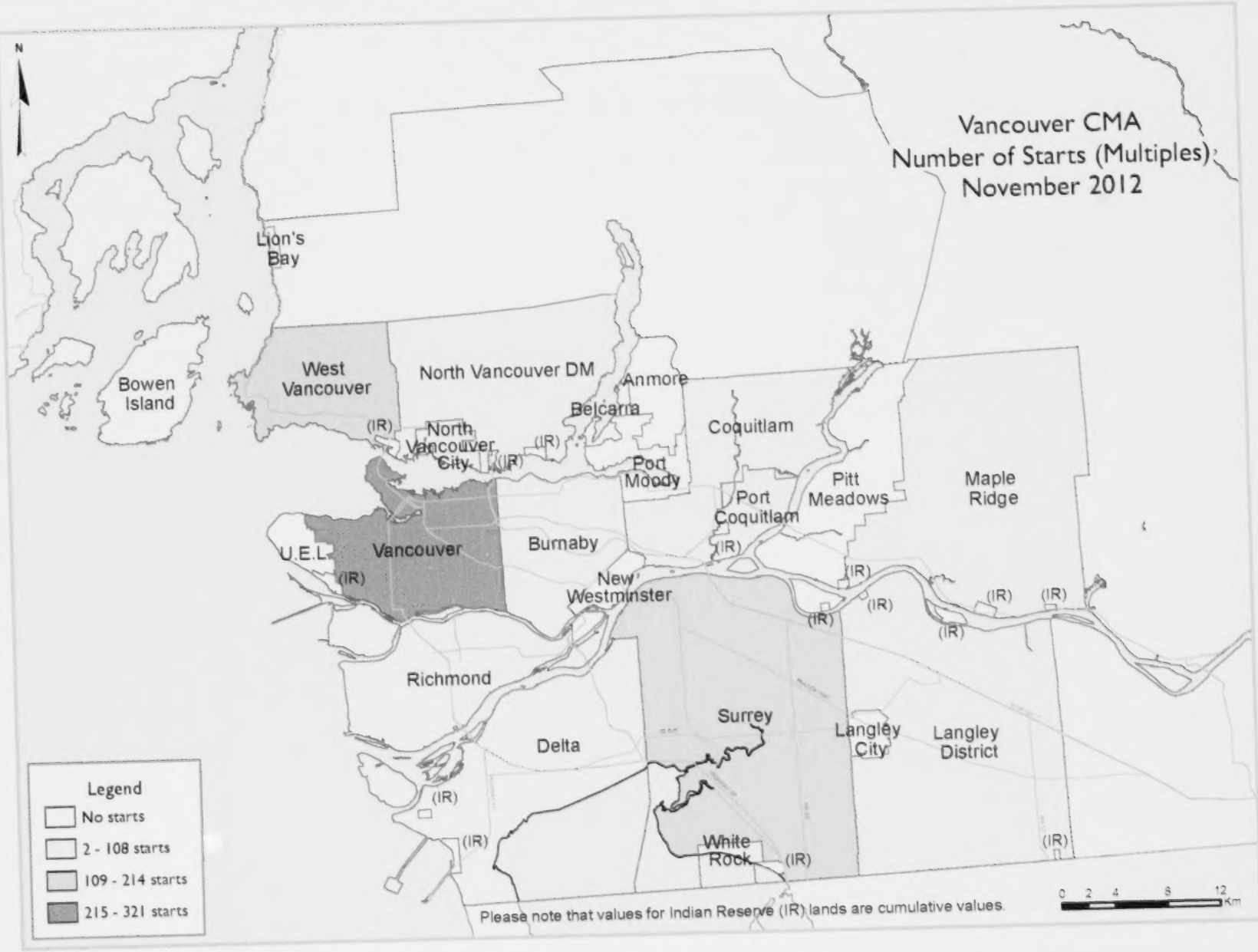
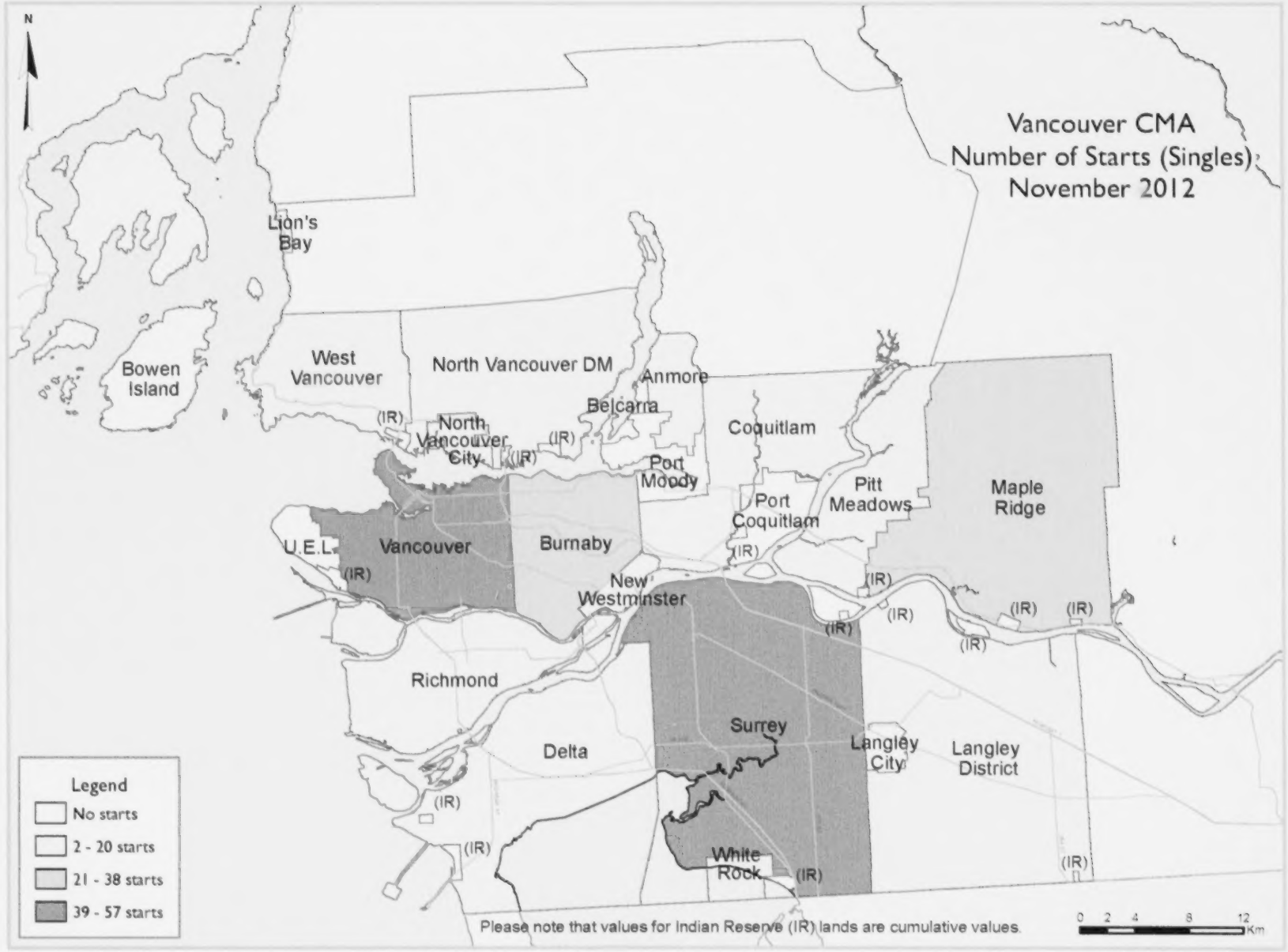
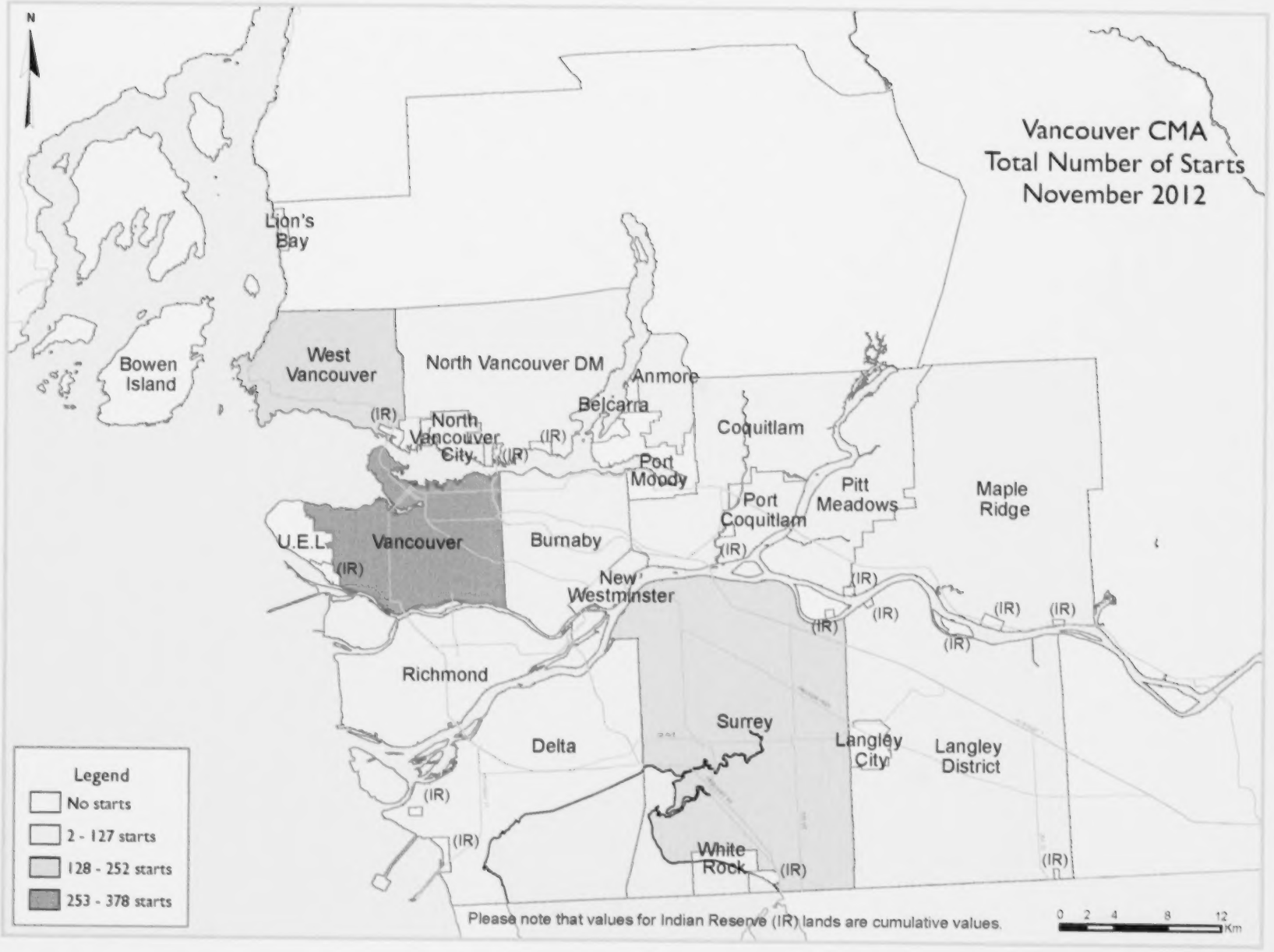
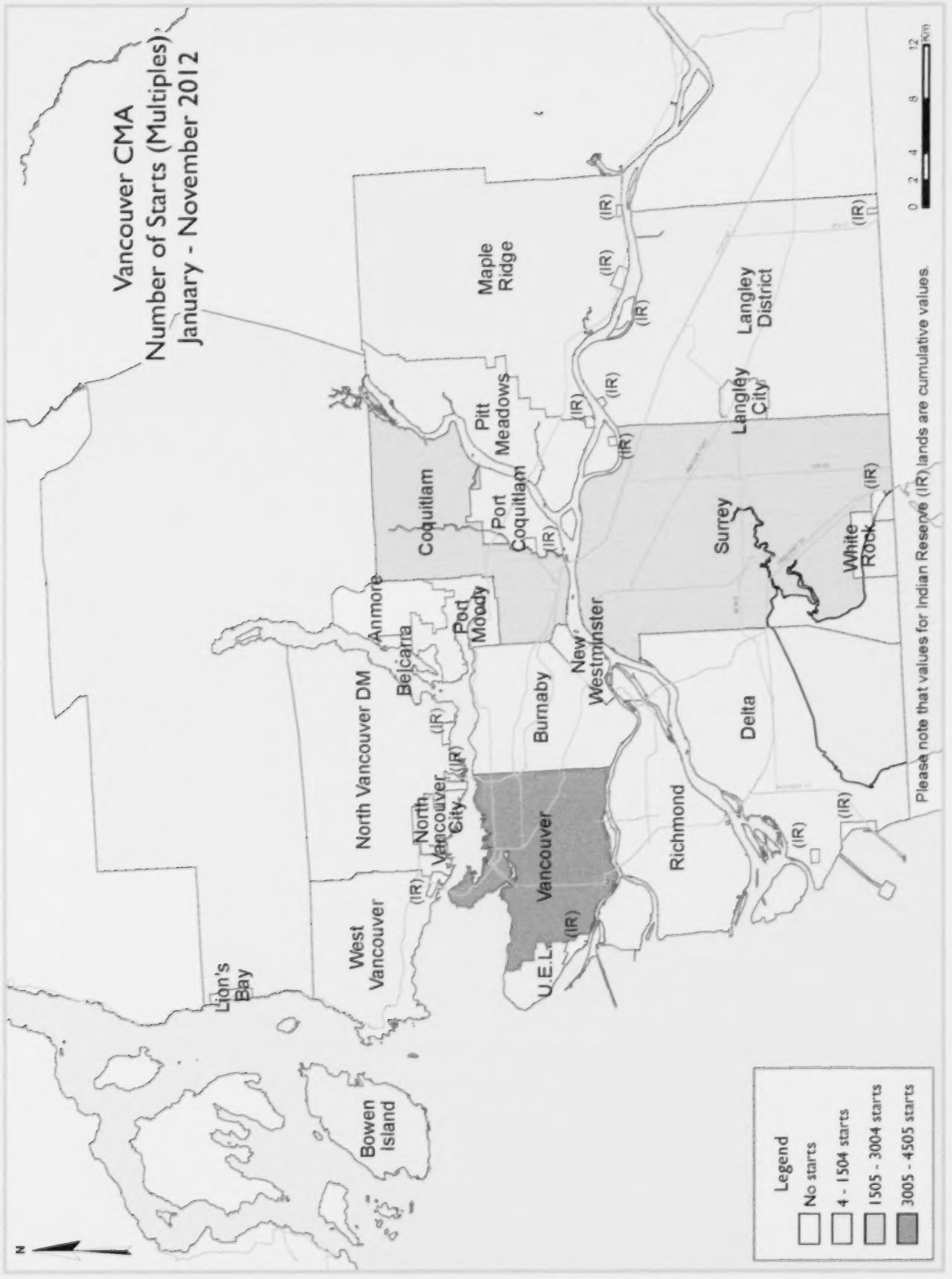
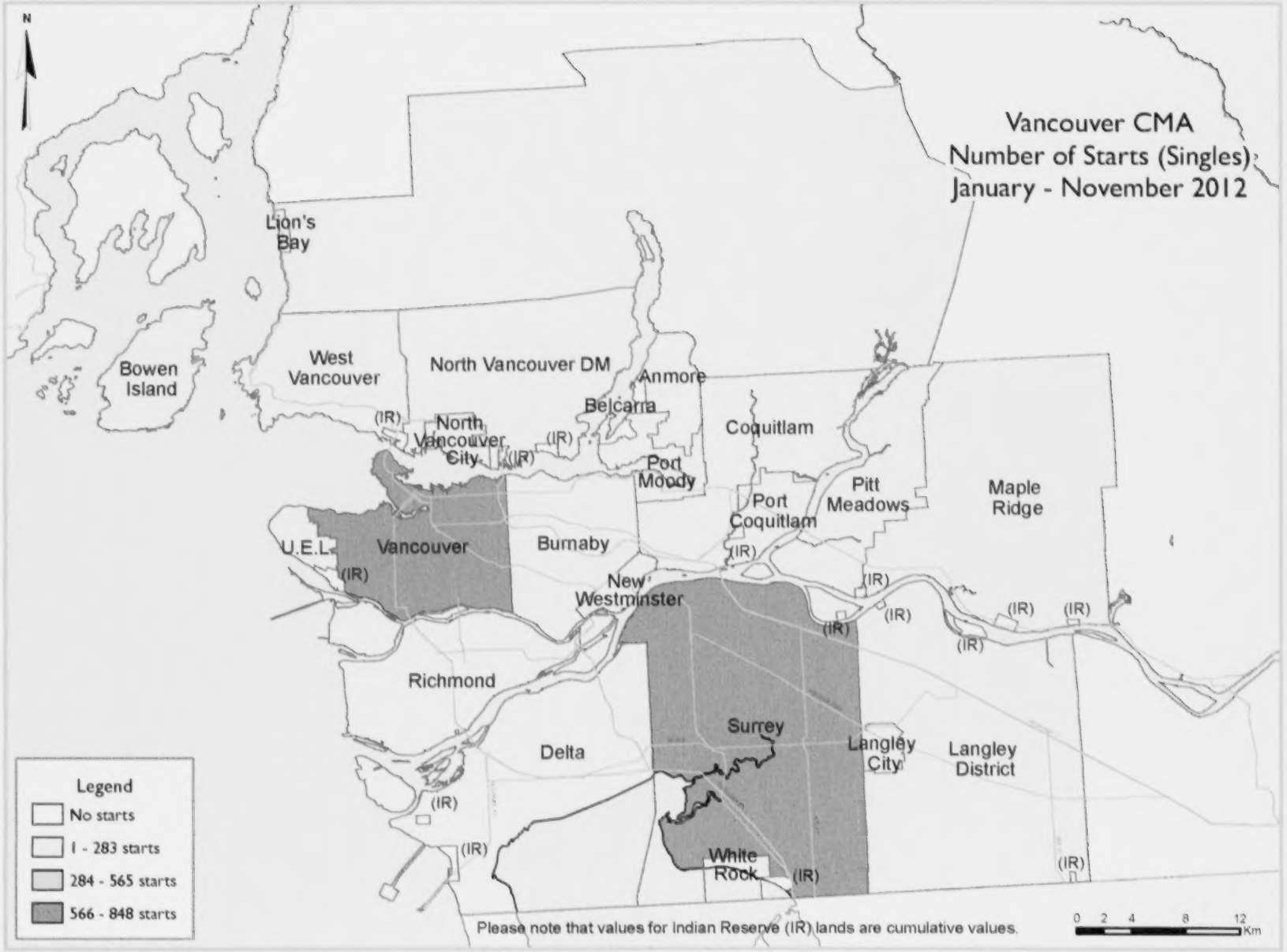

Vancouver CMA
Number of Starts (Multiples)
November 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 108 starts
109 - 214 starts
215 - 321 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

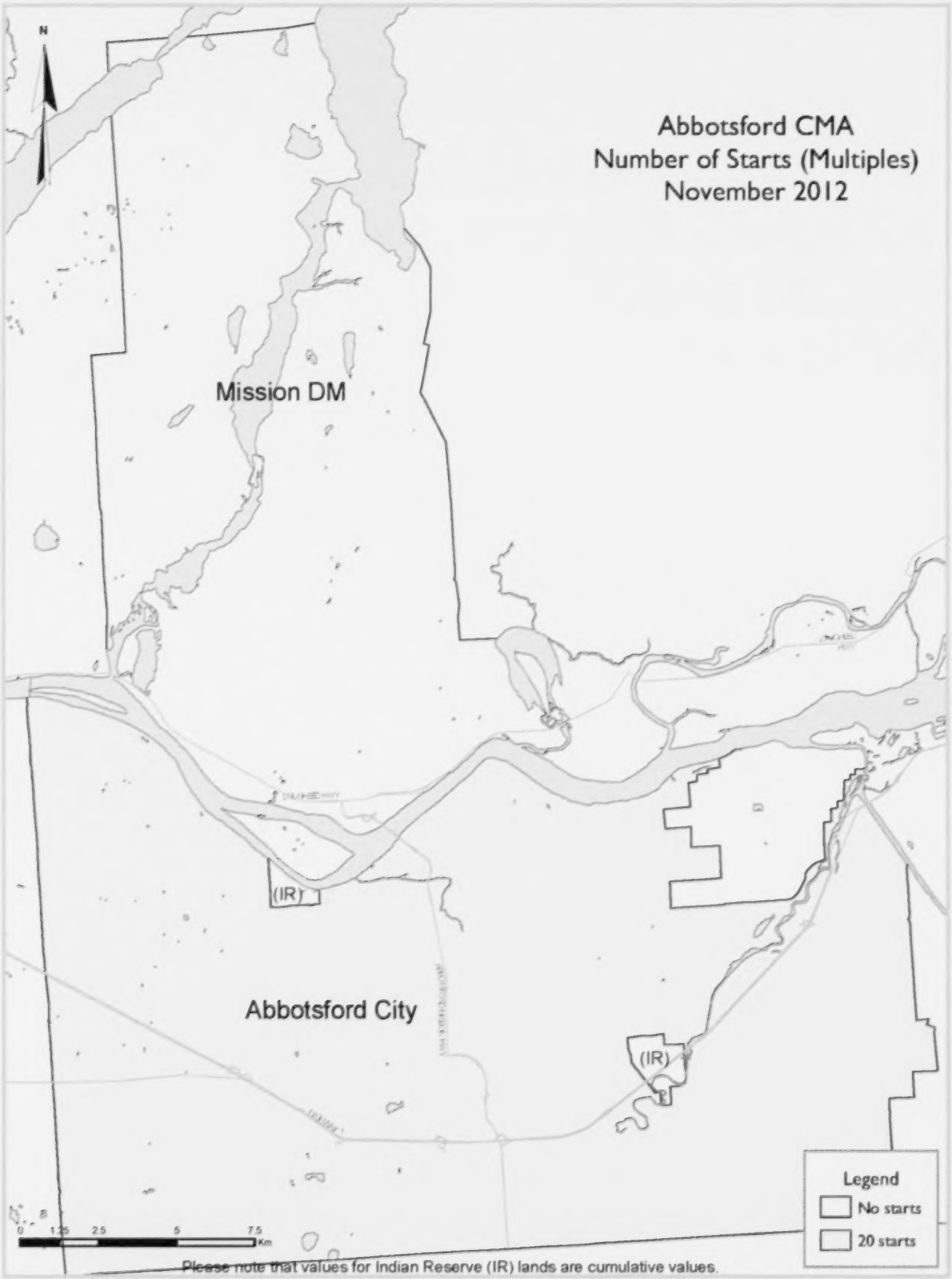

Vancouver CMA
Number of Starts (Singles)
November 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 20 starts
21 - 38 starts
39 - 57 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

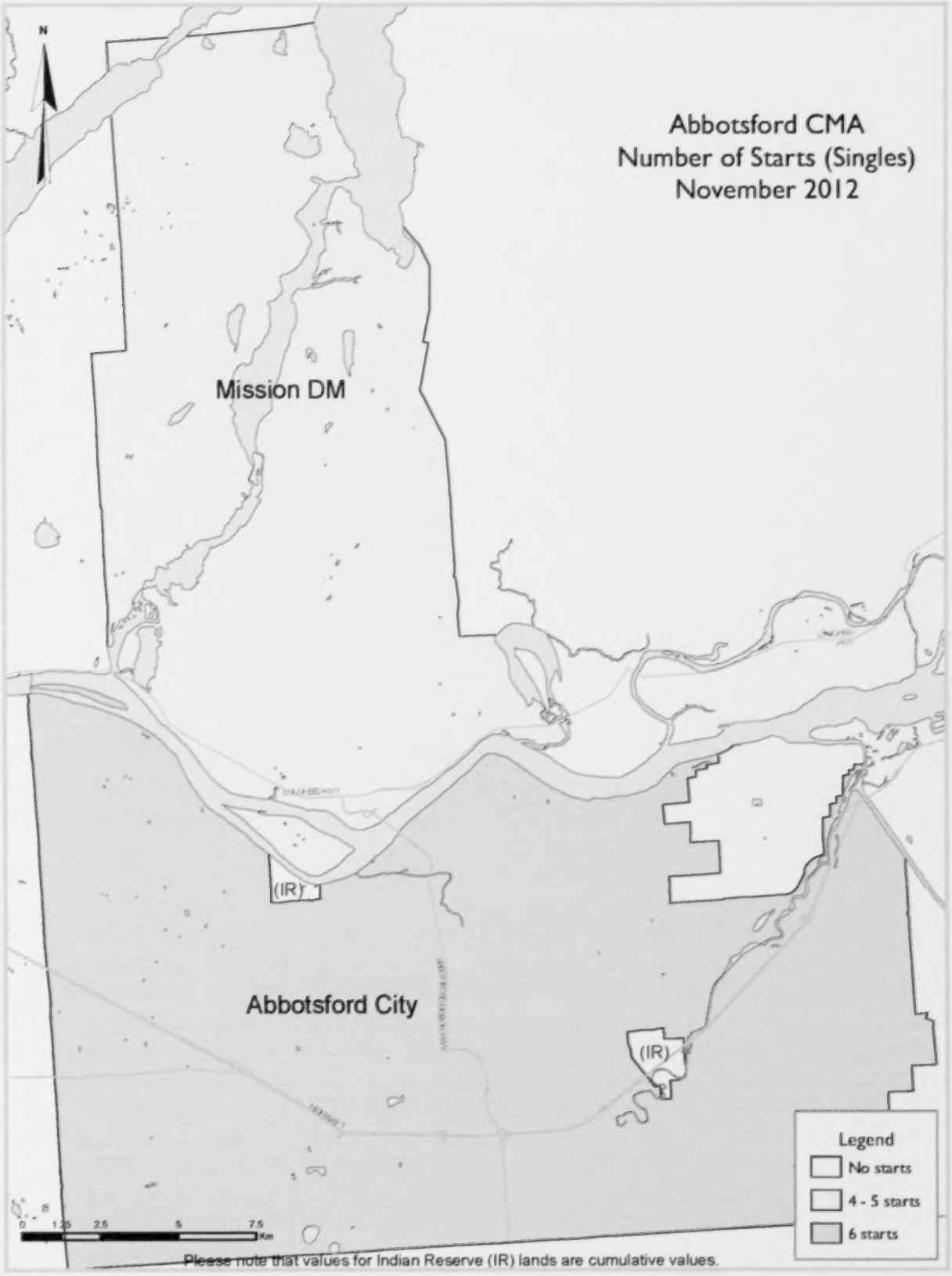

Vancouver CMA
Total Number of Starts
November 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 127 starts
128 - 252 starts
253 - 378 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

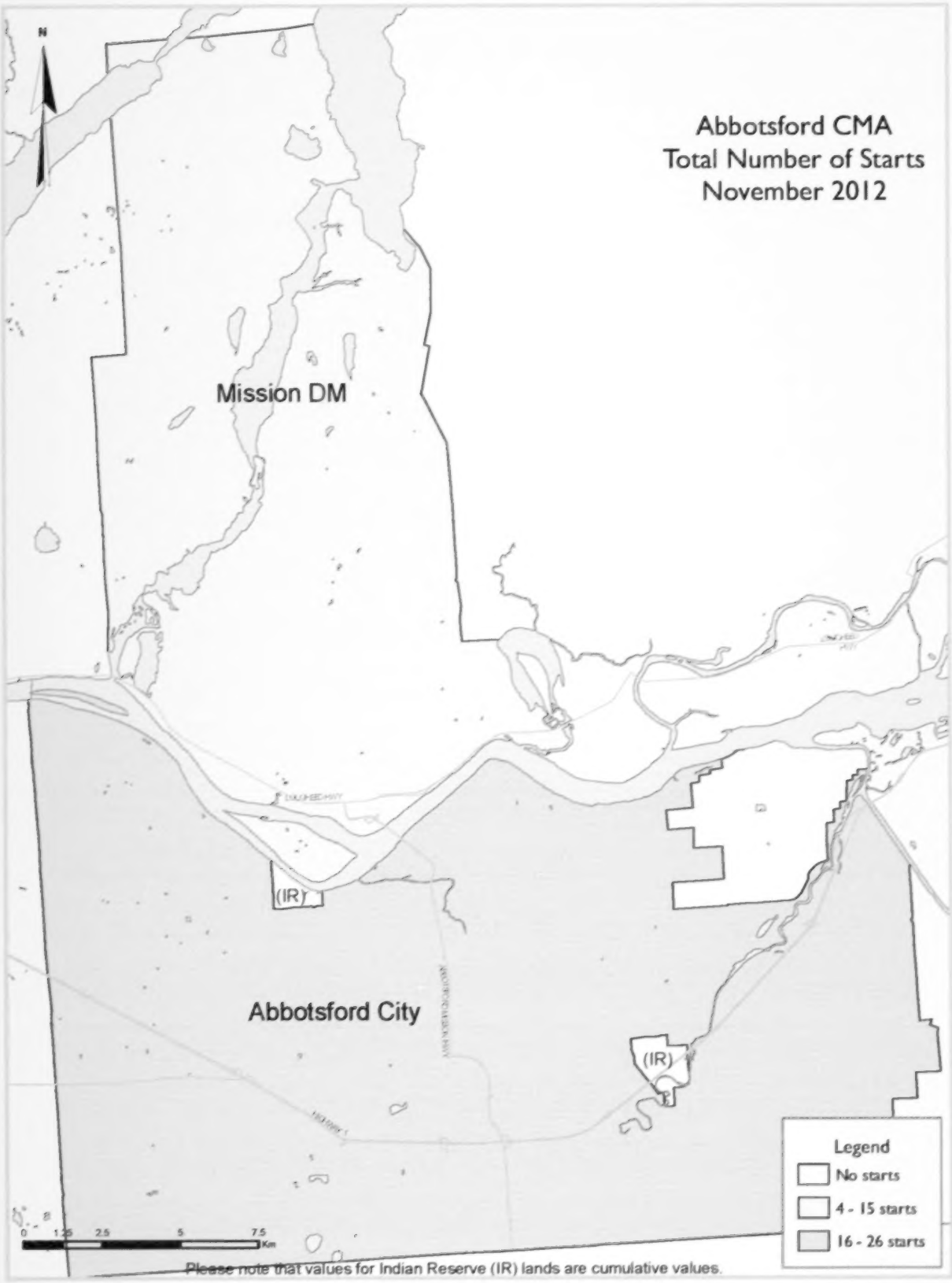

Vancouver CMA
Number of Starts (Multiples)
January - November 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
Burnaby
New Westminster
North Vancouver DM
North Vancouver City
Vancouver
Richmond
Delta
West Vancouver
Lion's Bay
Bowen Island
U.E.L.
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
4 - 1504 starts
1505 - 3004 starts
3005 - 4505 starts
0 2 4 8 12 Km
N

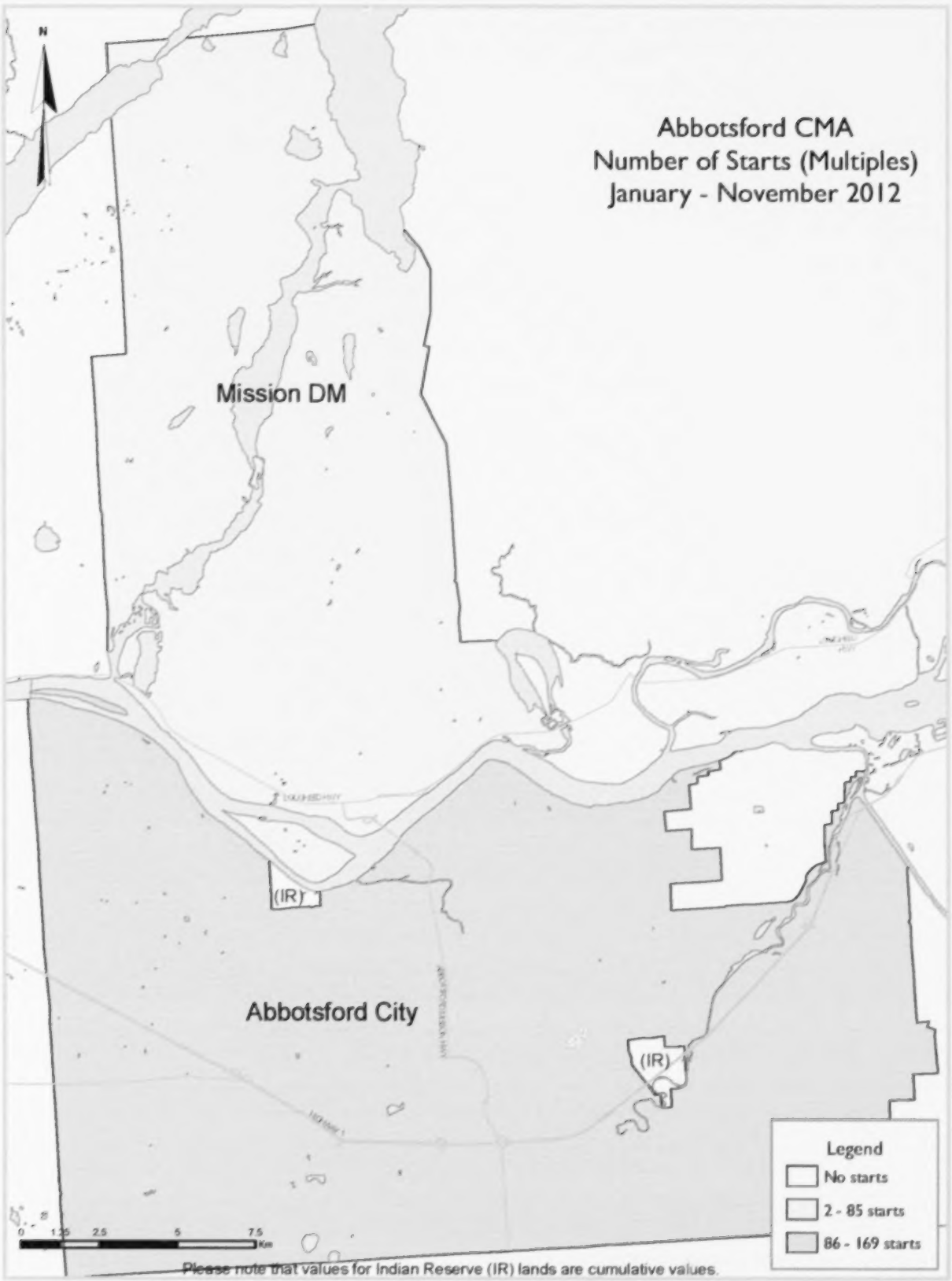

Vancouver CMA
Number of Starts (Singles)
January - November 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
North Vancouver City
Anmore
Belcarra
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 283 starts
284 - 565 starts
566 - 848 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

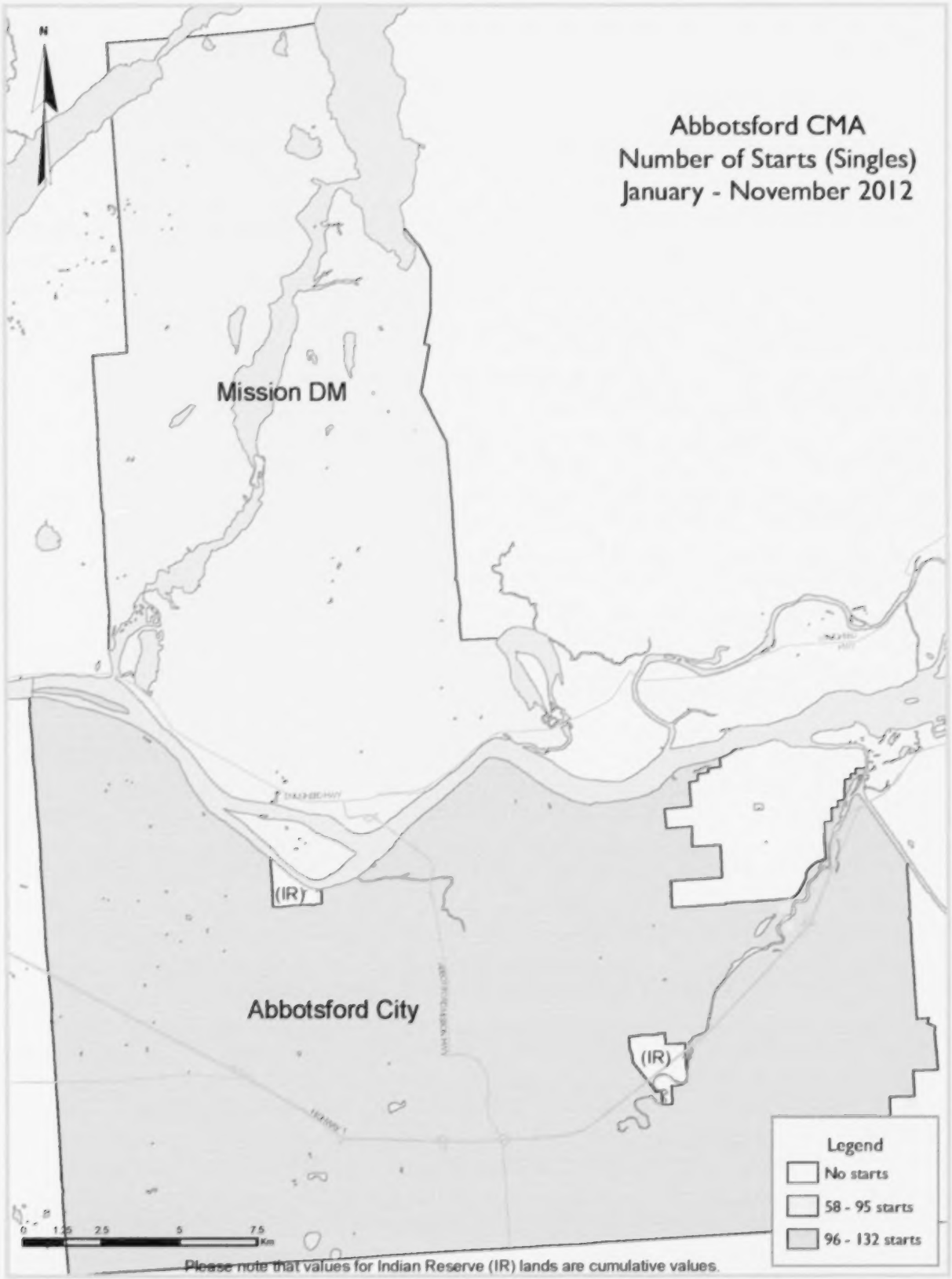
Vancouver CMA
Total Number of Starts
January - November 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 1785 starts
1786 - 3569 starts
3570 - 5353 starts
0 2 4 8 12 Km
N


N
Abbotsford CMA
Number of Starts (Multiples)
November 2012
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
20 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.

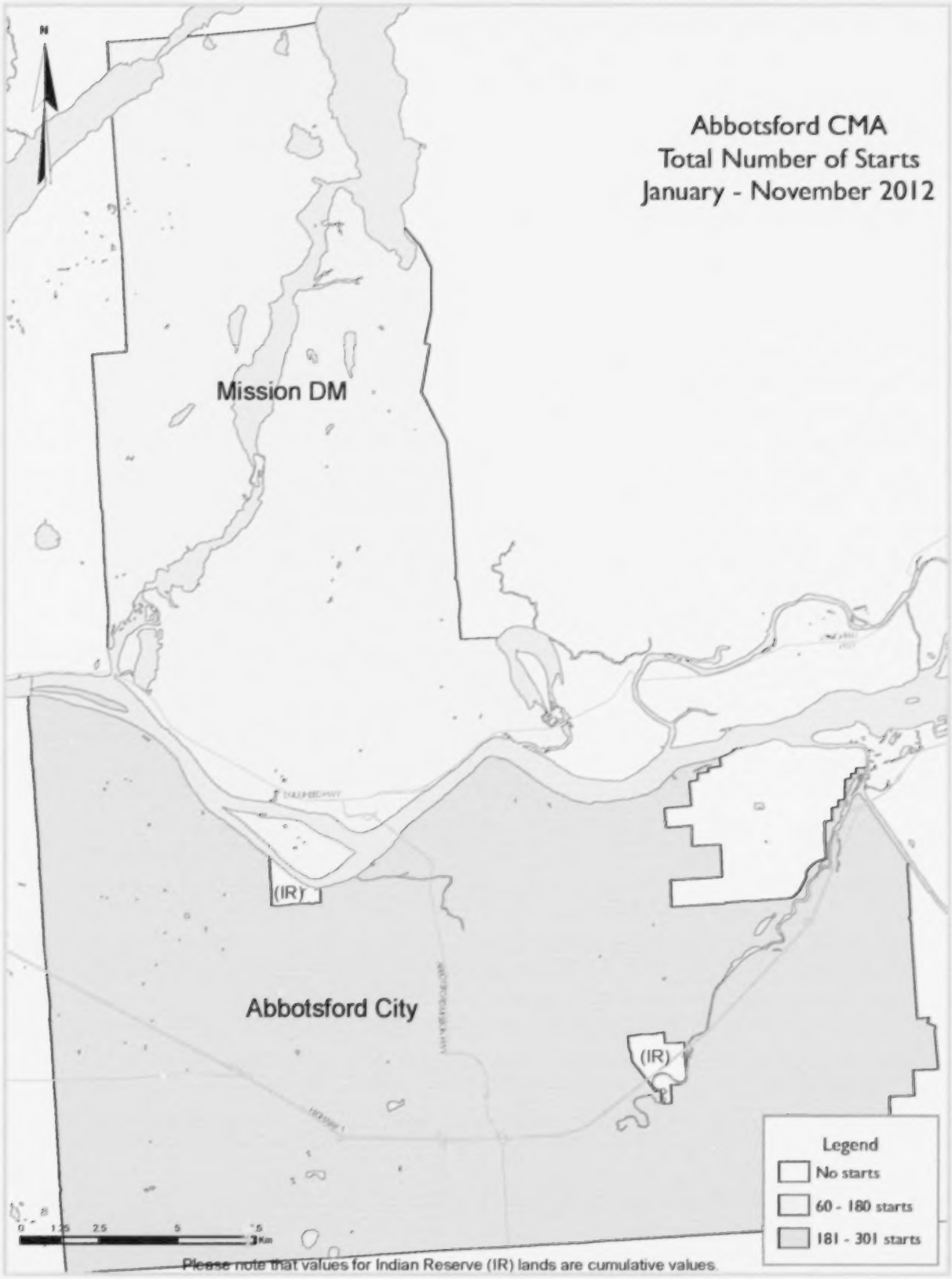

Abbotsford CMA
Number of Starts (Singles)
November 2012
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
4 - 5 starts
6 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
November 2012
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
4 - 15 starts
16 - 26 starts
0
1.25
2.5
5
7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Multiples)
January - November 2012
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
2 - 85 starts
86 - 169 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.



Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
January - November 2012
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
60 - 180 starts
181 - 301 starts
0 1.25 2.5 5 7.5 10 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2012	188	36	192	0	202	350	32	240	1,240
November 2011	242	8	239	6	239	919	33	0	1,686
% Change	-22.3	**	-19.7	-100.0	-15.5	-61.9	-3.0	n/a	-26.5
Year-to-date 2012	2,726	292	2,227	29	2,310	9,067	375	814	17,840
Year-to-date 2011	3,056	238	2,044	34	2,894	6,682	283	1,437	16,668
% Change	-10.8	22.7	9.0	-14.7	-20.2	35.7	32.5	-43.4	7.0
UNDER CONSTRUCTION									
November 2012	2,949	332	2,217	38	2,046	13,982	360	1,418	23,342
November 2011	3,046	240	2,027	33	2,492	11,331	281	1,544	20,994
% Change	-3.2	38.3	9.4	15.2	-17.9	23.4	28.1	-8.2	11.2
COMPLETIONS									
November 2012	332	16	232	0	156	291	24	1	1,052
November 2011	204	6	80	0	199	360	10	162	1,021
% Change	62.7	166.7	190.0	n/a	-21.6	-19.2	140.0	-99.4	3.0
Year-to-date 2012	2,900	218	2,106	25	2,789	5,875	319	1,103	15,335
Year-to-date 2011	3,127	190	1,085	38	2,267	3,661	177	831	11,376
% Change	-7.3	14.7	94.1	-34.2	23.0	60.5	80.2	32.7	34.8
COMPLETED & NOT ABSORBED									
November 2012	992	89	562	10	674	1,472	31	3	3,833
November 2011	729	93	255	1	546	1,410	20	196	3,250
% Change	36.1	-4.3	120.4	**	23.4	4.4	55.0	-98.5	17.9
ABSORBED									
November 2012	288	25	160	0	149	338	28	1	989
November 2011	191	8	74	0	151	295	9	114	842
% Change	50.8	**	116.2	n/a	-1.3	14.6	**	-99.1	17.5
Year-to-date 2012	2,624	217	1,817	15	2,677	5,909	315	455	14,029
Year-to-date 2011	3,147	191	968	43	2,130	4,294	158	477	11,408
% Change	-16.6	13.6	87.7	-65.1	25.7	37.6	99.4	-4.6	23.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
November 2012	22	4	0	0	0	0	0	0	26
November 2011	20	0	0	0	0	18	0	0	38
Delta									
November 2012	2	10	16	0	0	0	0	0	28
November 2011	5	4	0	0	0	0	0	0	9
Langley									
November 2012	4	0	24	0	33	0	2	0	63
November 2011	12	0	50	6	13	28	0	0	109
Maple Ridge / Pitt Meadows									
November 2012	20	0	0	0	0	75	3	0	98
November 2011	9	0	0	0	4	0	2	0	15
New Westminster									
November 2012	2	0	0	0	0	0	0	0	2
November 2011	3	0	0	0	0	28	0	0	31
North Vancouver									
November 2012	9	0	26	0	0	0	3	0	38
November 2011	5	0	10	0	34	45	0	0	94
Richmond									
November 2012	18	0	24	0	0	66	0	0	108
November 2011	31	0	28	0	5	0	0	0	64
Surrey									
November 2012	46	0	58	0	120	0	5	0	229
November 2011	61	0	60	0	135	362	6	0	624
Tri-Cities									
November 2012	13	0	18	0	33	40	2	0	106
November 2011	27	0	32	0	12	0	0	0	71
University Endowment Lands									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	0	0	0	0	16	90	0	0	106
Vancouver City									
November 2012	40	22	24	0	16	160	17	99	378
November 2011	52	4	57	0	15	348	24	0	500
West Vancouver									
November 2012	7	0	0	0	0	9	0	141	157
November 2011	9	0	0	0	0	0	0	0	9
White Rock									
November 2012	2	0	2	0	0	0	0	0	4
November 2011	1	0	2	0	5	0	0	0	8
Indian Reserves									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2012	188	36	192	0	202	350	32	240	1,240
November 2011	242	8	239	6	239	919	33	0	1,686

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
November 2012	353	112	0	0	63	1,765	0	6	2,299
November 2011	310	94	0	0	188	1,871	0	64	2,527
Delta									
November 2012	72	42	52	3	2	195	3	0	369
November 2011	58	16	30	0	66	103	2	0	275
Langley									
November 2012	135	4	172	28	162	521	3	0	1,025
November 2011	169	2	244	22	225	342	0	0	1,004
Maple Ridge / Pitt Meadows									
November 2012	142	2	0	0	72	360	5	71	652
November 2011	156	0	0	0	189	35	5	117	502
New Westminster									
November 2012	32	6	0	0	10	763	0	25	836
November 2011	44	0	0	0	43	240	1	24	352
North Vancouver									
November 2012	79	16	160	1	53	517	6	38	870
November 2011	71	10	130	6	107	535	3	222	1,084
Richmond									
November 2012	276	4	264	4	153	2,011	19	171	2,902
November 2011	378	8	328	3	261	1,327	3	227	2,535
Surrey									
November 2012	605	6	416	0	1,031	1,116	39	6	3,219
November 2011	698	10	324	0	836	1,899	48	42	3,857
Tri-Cities									
November 2012	116	14	317	0	288	1,669	8	1	2,413
November 2011	203	10	288	0	228	1,191	0	30	1,950
University Endowment Lands									
November 2012	11	0	0	0	16	185	0	0	212
November 2011	5	0	0	0	16	172	0	107	300
Vancouver City									
November 2012	852	126	776	2	174	4,557	277	829	7,593
November 2011	683	82	635	2	323	3,504	218	711	6,158
West Vancouver									
November 2012	199	0	0	0	12	39	0	271	521
November 2011	188	8	0	0	5	0	0	0	201
White Rock									
November 2012	31	0	54	0	10	181	0	0	276
November 2011	19	0	46	0	5	9	0	0	79
Indian Reserves									
November 2012	0	0	0	0	0	103	0	0	103
November 2011	0	0	0	0	0	103	0	0	103
Vancouver CMA									
November 2012	2,949	332	2,217	38	2,046	13,982	360	1,418	23,342
November 2011	3,046	240	2,027	33	2,492	11,331	281	1,544	20,994

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
November 2012	26	6	0	0	0	0	0	0	32
November 2011	8	0	0	0	0	0	0	0	8
Delta									
November 2012	6	0	0	0	21	0	0	0	27
November 2011	18	0	10	0	27	0	0	0	55
Langley									
November 2012	5	0	16	0	24	28	0	0	73
November 2011	15	0	32	0	55	108	1	62	273
Maple Ridge / Pitt Meadows									
November 2012	17	0	0	0	4	0	0	0	21
November 2011	23	0	0	0	11	0	0	0	34
New Westminster									
November 2012	17	0	0	0	0	0	0	0	17
November 2011	3	0	0	0	0	0	0	0	3
North Vancouver									
November 2012	3	0	8	0	0	0	1	0	12
November 2011	3	2	6	0	0	0	0	0	11
Richmond									
November 2012	102	0	52	0	0	0	1	0	155
November 2011	8	0	0	0	0	0	0	0	8
Surrey									
November 2012	72	0	46	0	85	0	2	0	205
November 2011	104	0	14	0	79	108	4	0	309
Tri-Cities									
November 2012	29	0	50	0	6	0	0	0	85
November 2011	7	0	2	0	20	0	0	0	29
University Endowment Lands									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	1	0	0	0	7	108	0	0	116
Vancouver City									
November 2012	36	10	50	0	16	263	20	1	396
November 2011	9	4	8	0	0	36	5	100	162
West Vancouver									
November 2012	11	0	0	0	0	0	0	0	11
November 2011	1	0	0	0	0	0	0	0	1
White Rock									
November 2012	0	0	10	0	0	0	0	0	10
November 2011	0	0	6	0	0	0	0	0	6
Indian Reserves									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2012	332	16	232	0	156	291	24	1	1,052
November 2011	204	6	80	0	199	360	10	162	1,021

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
November 2012	130	38	0	0	36	149	0	0	353
November 2011	83	37	0	0	25	75	0	0	220
Delta									
November 2012	8	4	2	0	23	4	1	0	42
November 2011	6	2	0	0	7	30	0	0	45
Langley									
November 2012	43	0	86	6	39	113	0	0	287
November 2011	31	0	130	0	87	165	0	0	413
Maple Ridge / Pitt Meadows									
November 2012	108	0	0	0	38	7	0	0	153
November 2011	80	0	0	0	13	32	0	0	125
New Westminster									
November 2012	29	0	0	0	24	47	0	0	100
November 2011	17	2	0	0	0	95	0	0	114
North Vancouver									
November 2012	23	2	44	4	54	153	0	0	280
November 2011	8	4	12	0	17	130	0	0	171
Richmond									
November 2012	145	4	86	0	51	35	2	0	323
November 2011	41	5	18	0	57	10	2	0	133
Surrey									
November 2012	231	0	108	0	244	384	16	1	984
November 2011	254	0	8	1	223	397	11	21	915
Tri-Cities									
November 2012	28	10	76	0	51	175	0	0	340
November 2011	20	8	47	0	34	34	0	18	161
University Endowment Lands									
November 2012	0	0	0	0	1	3	0	0	4
November 2011	1	0	0	0	2	22	0	98	123
Vancouver City									
November 2012	218	29	154	0	102	402	12	2	919
November 2011	169	35	34	0	79	405	7	57	786
West Vancouver									
November 2012	20	2	0	0	4	0	0	0	26
November 2011	10	0	0	0	0	3	0	0	13
White Rock									
November 2012	2	0	6	0	7	0	0	0	15
November 2011	1	0	6	0	0	12	0	0	19
Indian Reserves									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	0	0	0	0	2	0	0	0	2
Vancouver CMA									
November 2012	992	89	562	10	674	1,472	31	3	3,833
November 2011	729	93	255	1	546	1,410	20	196	3,250

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
November 2012	23	6	0	0	1	29	0	0	59
November 2011	13	4	0	0	1	2	0	0	20
Delta									
November 2012	4	2	2	0	12	0	0	0	20
November 2011	17	0	10	0	26	0	0	0	53
Langley									
November 2012	5	0	20	0	24	31	0	0	80
November 2011	13	0	16	0	31	76	1	62	199
Maple Ridge / Pitt Meadows									
November 2012	12	0	0	0	4	0	0	0	16
November 2011	19	0	0	0	5	1	0	0	25
New Westminster									
November 2012	14	2	0	0	0	1	0	0	17
November 2011	1	0	0	0	0	0	0	0	1
North Vancouver									
November 2012	2	0	8	0	0	4	1	0	15
November 2011	3	0	4	0	4	3	0	0	14
Richmond									
November 2012	88	0	16	0	1	13	2	0	120
November 2011	8	1	2	0	0	0	0	0	11
Surrey									
November 2012	57	0	30	0	92	16	4	0	199
November 2011	93	0	12	0	61	50	2	5	223
Tri-Cities									
November 2012	28	0	40	0	8	8	0	0	84
November 2011	7	1	4	0	16	2	0	0	30
University Endowment Lands									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	0	0	0	0	5	114	0	0	119
Vancouver City									
November 2012	33	15	34	0	7	235	21	1	346
November 2011	11	2	18	0	2	46	6	47	132
West Vancouver									
November 2012	13	0	0	0	0	1	0	0	14
November 2011	1	0	0	0	0	0	0	0	1
White Rock									
November 2012	0	0	10	0	0	0	0	0	10
November 2011	0	0	6	0	0	1	0	0	7
Indian Reserves									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
November 2012	288	25	160	0	149	338	28	1	989
November 2011	191	8	74	0	151	295	9	114	842

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	% Change
Anmore	3	6	0	0	0	0	0	0	3	6	-50.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Mountain	1	4	0	0	0	0	0	0	1	4	-75.0
Burnaby - North	7	9	0	0	0	0	0	18	7	27	-74.1
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	1	2	0	0	0	0	0	4	1	***
Burnaby - Central Park	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Remainder	10	6	2	0	0	0	0	0	12	6	100.0
Burnaby Total	22	20	4	0	0	0	0	18	26	38	-31.6
Coquitlam	15	26	4	0	7	12	56	26	82	64	28.1
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	n/a
Delta - North	2	5	10	4	0	0	16	0	28	9	***
Delta	2	5	10	4	0	0	16	0	28	9	***
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	6	18	0	0	33	13	24	78	63	109	-42.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	21	11	0	0	0	4	75	0	96	15	***
New Westminster	2	3	0	0	0	0	0	28	2	31	-93.5
North Vancouver City	6	0	0	2	0	3	14	45	20	50	-60.0
North Vancouver DM	6	5	0	0	0	29	12	10	18	44	-59.1
Pitt Meadows	2	0	0	0	0	0	0	0	2	0	n/a
Port Coquitlam	0	0	0	0	22	0	2	6	24	6	***
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	18	31	0	2	4	3	86	28	108	64	68.8
Surrey - South	23	13	0	0	19	10	10	6	52	29	79.3
Surrey - Cloverdale	7	7	0	0	26	49	10	4	43	60	-28.3
Surrey - North	14	41	0	0	73	28	20	48	107	117	-8.5
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	7	6	0	0	10	27	10	364	27	397	-93.2
Surrey Total	51	67	0	2	128	133	50	422	229	624	-63.3
University Endowment Lands	0	0	0	0	0	16	0	90	0	106	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	57	133	57	133	-57.1
Vancouver - Granville/Oak	3	0	6	0	0	0	0	0	9	0	n/a
Vancouver - Kerrisdale	4	1	0	0	0	0	0	0	4	1	***
Vancouver - Marpole	6	3	0	2	0	0	0	0	6	5	20.0
Vancouver - Eastside	18	57	8	12	9	0	63	247	98	316	-69.0
Vancouver - Mt. Pleasant	0	0	6	0	0	0	99	0	105	0	n/a
Vancouver - Strath/Grand	1	0	0	0	7	5	8	19	16	24	-33.3
Vancouver - Westside	25	15	0	0	0	0	56	6	81	21	***
Vancouver Total	57	76	22	14	16	5	283	405	378	500	-24.4
West Vancouver	7	9	0	0	0	0	150	0	157	9	***
White Rock	2	1	0	0	0	5	2	2	4	8	-50.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	220	281	40	24	210	223	770	1,158	1,240	1,686	-26.5

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	9	13	0	0	0	0	0	0	9	13	-30.8
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	10	18	0	0	0	0	4	6	14	24	-41.7
Burnaby - Mountain	3	17	0	2	0	0	104	155	107	174	-38.5
Burnaby - North	91	85	8	10	0	7	18	31	117	133	-12.0
Burnaby - Lougheed Mall	2	1	0	0	0	0	6	0	8	1	**
Burnaby - South & East	35	36	12	32	0	18	15	72	62	158	-60.8
Burnaby - Central Park	18	23	8	10	0	4	544	286	570	323	76.5
Burnaby - Remainder	129	114	46	48	45	121	122	503	342	786	-56.5
Burnaby Total	278	276	74	102	45	150	809	1,047	1,206	1,575	-23.4
Coquitlam	177	226	36	18	222	335	1,325	781	1,760	1,360	29.4
Delta - Tsawwassen	34	15	4	2	0	0	90	0	128	17	**
Delta - Ladner	25	27	8	2	0	0	8	40	41	69	-40.6
Delta - North	14	57	54	42	18	72	48	111	134	282	-52.5
Delta	75	99	68	46	18	72	150	151	311	368	-15.5
Langley City	3	4	0	0	0	0	63	169	66	173	-61.8
Langley District	173	216	4	2	259	320	572	619	1,008	1,157	-12.9
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	175	216	0	14	23	144	257	81	455	455	0.0
New Westminster	49	54	8	2	0	27	734	237	791	320	147.2
North Vancouver City	24	20	18	26	11	21	421	408	474	475	-0.2
North Vancouver DM	55	41	0	0	8	69	181	335	244	445	-45.2
Pitt Meadows	13	4	2	0	12	0	68	71	95	75	26.7
Port Coquitlam	7	9	0	0	91	0	221	38	319	47	**
Port Moody	6	11	0	0	13	5	291	0	310	16	**
Richmond	272	309	24	74	145	280	1,063	1,692	1,504	2,355	-36.1
Surrey - South	280	251	26	50	276	272	224	90	806	663	21.6
Surrey - Cloverdale	128	198	32	32	332	245	143	89	635	564	12.6
Surrey - North	322	471	6	2	573	368	441	594	1,342	1,435	-6.5
Surrey - Guildford	2	4	0	0	75	22	4	2	81	28	189.3
Surrey - Whalley	69	85	2	2	40	80	136	653	247	820	-69.9
Surrey Total	801	1,015	66	88	1,296	1,006	948	1,434	3,111	3,543	-12.2
University Endowment Lands	7	3	0	0	0	16	95	351	102	370	-72.4
Vancouver - West End	0	0	0	0	0	0	569	0	569	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	673	668	673	668	0.7
Vancouver - Kitsilano	6	7	8	10	0	19	121	483	135	519	-74.0
Vancouver - False Creek	1	2	0	2	0	6	1,171	280	1,172	290	**
Vancouver - Granville/Oak	9	8	8	0	4	8	26	11	47	27	74.1
Vancouver - Kerrisdale	49	31	0	0	0	4	12	18	61	53	15.1
Vancouver - Marpole	49	50	2	6	0	0	215	19	266	75	**
Vancouver - Eastside	383	338	54	48	56	66	1,206	715	1,699	1,167	45.6
Vancouver - Mt. Pleasant	2	4	44	24	0	35	99	247	145	310	-53.2
Vancouver - Strath/Grand	8	2	6	4	26	5	18	23	58	34	70.6
Vancouver - Westside	341	274	0	4	0	73	187	107	528	458	15.3
Vancouver Total	848	716	122	98	86	216	4,297	2,583	5,353	3,613	48.2
West Vancouver	116	107	12	2	0	5	310	0	438	114	**
White Rock	31	15	0	0	10	5	228	46	269	66	**
Indian Reserves	0	0	0	0	0	0	0	103	0	103	-100.0
Vancouver CMA	3,130	3,373	434	472	2,239	2,671	12,037	10,152	17,840	16,668	7.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	18	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	0	18	0	0
Coquitlam	7	12	0	0	56	26	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	16	0	0	0
Delta	0	0	0	0	16	0	0	0
Langley City	0	0	0	0	0	0	0	0
Langley District	33	13	0	0	24	78	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	4	0	0	75	0	0	0
New Westminster	0	0	0	0	0	28	0	0
North Vancouver City	0	3	0	0	14	45	0	0
North Vancouver DM	0	29	0	0	12	10	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	22	0	0	0	2	6	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	4	3	0	0	86	28	0	0
Surrey - South	19	10	0	0	10	6	0	0
Surrey - Cloverdale	26	49	0	0	10	4	0	0
Surrey - North	73	28	0	0	20	48	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	10	27	0	0	10	364	0	0
Surrey Total	128	133	0	0	50	422	0	0
University Endowment Lands	0	16	0	0	0	90	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	57	133	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	9	0	0	0	63	247	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	99	0
Vancouver - Strath/Grand	7	5	0	0	8	19	0	0
Vancouver - Westside	0	0	0	0	56	6	0	0
Vancouver Total	16	5	0	0	184	405	99	0
West Vancouver	0	0	0	0	9	0	141	0
White Rock	0	5	0	0	2	2	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	210	223	0	0	530	1,158	240	0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	4	6	0	0
Burnaby - Mountain	0	0	0	0	104	155	0	0
Burnaby - North	0	7	0	0	18	31	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	6	0
Burnaby - South & East	0	18	0	0	15	72	0	0
Burnaby - Central Park	0	4	0	0	544	286	0	0
Burnaby - Remainder	45	121	0	0	122	439	0	64
Burnaby Total	45	150	0	0	803	983	6	64
Coquitlam	222	335	0	0	1,318	749	7	32
Delta - Tsawwassen	0	0	0	0	90	0	0	0
Delta - Ladner	0	0	0	0	8	40	0	0
Delta - North	18	72	0	0	48	111	0	0
Delta	18	72	0	0	150	151	0	0
Langley City	0	0	0	0	63	169	0	0
Langley District	259	320	0	0	572	619	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	23	144	0	0	257	35	0	46
New Westminster	0	27	0	0	709	213	25	24
North Vancouver City	11	21	0	0	410	332	11	76
North Vancouver DM	8	69	0	0	181	189	0	146
Pitt Meadows	12	0	0	0	68	0	0	71
Port Coquitlam	91	0	0	0	221	38	0	0
Port Moody	13	5	0	0	291	0	0	0
Richmond	145	280	0	0	1,063	1,468	0	224
Surrey - South	276	272	0	0	224	90	0	0
Surrey - Cloverdale	332	245	0	0	143	89	0	0
Surrey - North	573	368	0	0	441	558	0	36
Surrey - Guildford	75	22	0	0	4	2	0	0
Surrey - Whalley	40	80	0	0	136	653	0	0
Surrey Total	1,296	1,006	0	0	948	1,398	0	36
University Endowment Lands	0	16	0	0	95	172	0	179
Vancouver - West End	0	0	0	0	428	0	141	0
Vancouver - Downtown	0	0	0	0	673	410	0	258
Vancouver - Kitsilano	0	19	0	0	121	391	0	92
Vancouver - False Creek	0	6	0	0	1,171	133	0	147
Vancouver - Granville/Oak	4	8	0	0	26	11	0	0
Vancouver - Kerrisdale	0	4	0	0	12	18	0	0
Vancouver - Marpole	0	0	0	0	214	18	1	1
Vancouver - Eastside	56	66	0	0	956	675	250	40
Vancouver - Mt. Pleasant	0	35	0	0	0	247	99	0
Vancouver - Strath/Grand	26	5	0	0	18	23	0	0
Vancouver - Westside	0	73	0	0	184	106	3	1
Vancouver Total	86	216	0	0	3,803	2,044	494	539
West Vancouver	0	5	0	0	39	0	271	0
White Rock	10	5	0	0	228	46	0	0
Indian Reserves	0	0	0	0	0	103	0	0
Vancouver CMA	2,239	2,671	0	0	11,223	8,715	814	1,437

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Anmore	3	5	0	0	0	1	3	6
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	2	0	0	0	0	0	2
Burnaby - Mountain	1	4	0	0	0	0	1	4
Burnaby - North	7	9	0	18	0	0	7	27
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	1	0	0	0	0	4	1
Burnaby - Central Park	2	0	0	0	0	0	2	0
Burnaby - Remainder	12	6	0	0	0	0	12	6
Burnaby Total	26	20	0	18	0	0	26	38
Coquitlam	29	52	51	12	2	0	82	64
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	28	9	0	0	0	0	28	9
Delta	28	9	0	0	0	0	28	9
Langley City	0	0	0	0	0	0	0	0
Langley District	28	62	33	47	2	0	63	109
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	19	9	75	4	2	2	96	15
New Westminster	2	3	0	28	0	0	2	31
North Vancouver City	17	0	0	50	3	0	20	50
North Vancouver DM	18	15	0	29	0	0	18	44
Pitt Meadows	1	0	0	0	1	0	2	0
Port Coquitlam	2	6	22	0	0	0	24	6
Port Moody	0	1	0	0	0	0	0	1
Richmond	42	59	66	5	0	0	108	64
Surrey - South	33	19	19	10	0	0	52	29
Surrey - Cloverdale	15	9	26	49	2	2	43	60
Surrey - North	39	85	65	28	3	4	107	117
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	17	8	10	389	0	0	27	397
Surrey Total	104	121	120	497	5	6	229	624
University Endowment Lands	0	0	0	106	0	0	0	106
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	2	0	0	0	0	0	2	0
Vancouver - False Creek	0	0	57	133	0	0	57	133
Vancouver - Granville/Oak	8	0	0	0	1	0	9	0
Vancouver - Kerrisdale	3	1	0	0	1	0	4	1
Vancouver - Marpole	5	5	0	0	1	0	6	5
Vancouver - Eastside	35	87	54	207	9	22	98	316
Vancouver - Mt. Pleasant	6	0	0	0	99	0	105	0
Vancouver - Strath/Grand	0	1	15	23	1	0	16	24
Vancouver - Westside	27	19	50	0	4	2	81	21
Vancouver Total	86	113	176	363	116	24	378	500
West Vancouver	7	9	9	0	141	0	157	9
White Rock	4	3	0	5	0	0	4	8
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	416	489	552	1,164	272	33	1,240	1,686

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	9	12	0	0	0	1	9	13
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	14	24	0	0	0	0	14	24
Burnaby - Mountain	3	19	104	155	0	0	107	174
Burnaby - North	97	95	20	38	0	0	117	133
Burnaby - Lougheed Mall	2	1	0	0	6	0	8	1
Burnaby - South & East	47	64	15	94	0	0	62	158
Burnaby - Central Park	26	33	544	290	0	0	570	323
Burnaby - Remainder	175	158	167	564	0	64	342	786
Burnaby Total	350	370	850	1,141	6	64	1,206	1,575
Coquitlam	486	512	1,259	816	15	32	1,760	1,360
Delta - Tsawwassen	38	17	90	0	0	0	128	17
Delta - Ladner	31	37	7	30	3	2	41	69
Delta - North	100	109	34	173	0	0	134	282
Delta	177	163	131	203	3	2	311	368
Langley City	3	4	63	169	0	0	66	173
Langley District	378	562	614	582	16	13	1,008	1,157
Lion's Bay	1	1	0	0	0	0	1	1
Maple Ridge	171	212	280	191	4	52	455	455
New Westminster	57	53	709	242	25	25	791	320
North Vancouver City	95	86	359	309	20	80	474	475
North Vancouver DM	139	101	105	198	0	146	244	445
Pitt Meadows	14	4	80	0	1	71	95	75
Port Coquitlam	39	37	280	10	0	0	319	47
Port Moody	6	11	304	5	0	0	310	16
Richmond	494	550	1,002	1,575	8	230	1,504	2,355
Surrey - South	398	301	408	362	0	0	806	663
Surrey - Cloverdale	166	196	433	321	36	47	635	564
Surrey - North	571	673	750	706	21	56	1,342	1,435
Surrey - Guildford	6	6	75	22	0	0	81	28
Surrey - Whalley	146	123	100	697	1	0	247	820
Surrey Total	1,287	1,311	1,766	2,129	58	103	3,111	3,543
University Endowment Lands	7	3	95	188	0	179	102	370
Vancouver - West End	0	0	428	0	141	0	569	0
Vancouver - Downtown	0	0	673	410	0	258	673	668
Vancouver - Kitsilano	22	19	113	408	0	92	135	519
Vancouver - False Creek	13	2	1,159	141	0	147	1,172	290
Vancouver - Granville/Oak	20	10	24	17	3	0	47	27
Vancouver - Kerrisdale	55	45	0	4	6	4	61	53
Vancouver - Marpole	61	64	196	0	9	11	266	75
Vancouver - Eastside	722	637	556	374	421	156	1,699	1,167
Vancouver - Mt. Pleasant	46	28	0	282	99	0	145	310
Vancouver - Strath/Grand	10	7	44	27	4	0	58	34
Vancouver - Westside	366	328	83	76	79	54	528	458
Vancouver Total	1,315	1,152	3,276	1,739	762	722	5,353	3,613
West Vancouver	116	109	51	5	271	0	438	114
White Rock	87	61	182	5	0	0	269	66
Indian Reserves	0	0	0	103	0	0	0	103
Vancouver CMA	5,245	5,338	11,406	9,610	1,189	1,720	17,840	16,668

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	% Change
Anmore	2	4	0	0	0	0	0	0	2	4	-50.0
Belcarra	3	0	0	0	0	0	0	0	3	0	n/a
Bowen Island	3	0	0	0	0	0	0	2	3	2	50.0
Burnaby - Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - North	8	2	0	0	0	0	0	0	8	2	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	1	2	0	0	0	0	0	6	1	**
Burnaby - Central Park	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Remainder	13	5	4	0	0	0	0	0	17	5	**
Burnaby Total	26	8	6	0	0	0	0	0	32	8	**
Coquitlam	25	5	0	0	6	20	36	2	67	27	148.1
Delta - Tsawwassen	3	0	0	0	0	0	0	0	3	0	n/a
Delta - Ladner	3	0	0	0	0	0	0	0	3	0	n/a
Delta - North	0	18	16	12	5	15	0	10	21	55	-61.8
Delta	6	18	16	12	5	15	0	10	27	55	-50.9
Langley City	0	1	0	0	0	0	0	62	0	63	-100.0
Langley District	5	15	0	2	24	53	44	140	73	210	-65.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	17	23	0	0	4	11	0	0	21	34	-38.2
New Westminster	17	3	0	0	0	0	0	0	17	3	**
North Vancouver City	2	1	0	2	0	0	8	4	10	7	42.9
North Vancouver DM	2	2	0	0	0	0	0	2	2	4	-50.0
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	3	0	0	0	0	0	14	0	17	0	n/a
Port Moody	1	2	0	0	0	0	0	0	1	2	-50.0
Richmond	103	8	0	0	0	0	52	0	155	8	**
Surrey - South	25	20	0	8	25	28	14	2	64	58	10.3
Surrey - Cloverdale	15	25	0	2	23	7	0	4	38	38	0.0
Surrey - North	29	51	0	0	11	11	30	8	70	70	0.0
Surrey - Guildford	0	1	0	0	26	0	0	0	26	1	**
Surrey - Whalley	5	11	0	0	0	23	2	108	7	142	-95.1
Surrey Total	74	108	0	10	85	69	46	122	205	309	-33.7
University Endowment Lands	0	1	0	0	0	7	0	108	0	116	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Kitsilano	0	0	0	0	8	0	0	0	8	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	254	49	254	49	**
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	1	3	0	0	0	0	0	0	1	3	-66.7
Vancouver - Marpole	2	4	0	0	0	0	0	2	2	6	-66.7
Vancouver - Eastside	32	5	0	0	0	0	43	93	75	98	-23.5
Vancouver - Mt. Pleasant	0	0	4	4	0	0	9	0	13	4	**
Vancouver - Strath/Grand	0	1	6	0	8	0	0	0	14	1	**
Vancouver - Westside	21	0	0	0	0	0	8	0	29	0	n/a
Vancouver Total	56	14	10	4	16	0	314	144	396	162	144.4
West Vancouver	11	1	0	0	0	0	0	0	11	1	**
White Rock	0	0	0	0	0	0	10	6	10	6	66.7
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	356	214	32	30	140	175	524	602	1,052	1,021	3.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	15	19	0	0	0	0	0	0	15	19	-21.1
Belcarra	4	0	0	0	0	0	0	0	4	0	n/a
Bowen Island	16	18	0	0	0	0	0	8	16	26	-38.5
Burnaby - Mountain	14	0	2	0	0	0	80	0	96	0	n/a
Burnaby - North	79	43	6	2	7	15	79	0	171	60	185.0
Burnaby - Lougheed Mall	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - South & East	35	18	14	4	12	12	37	0	98	34	188.2
Burnaby - Central Park	24	30	4	8	0	0	139	26	167	64	160.9
Burnaby - Remainder	101	90	34	36	147	47	642	394	924	567	63.0
Burnaby Total	256	181	60	50	166	74	977	420	1,459	725	101.2
Coquitlam	273	126	14	44	276	254	998	324	1,561	748	108.7
Delta - Tsawwassen	11	8	2	0	0	0	0	87	13	95	-86.3
Delta - Ladner	23	27	2	0	0	0	8	28	33	55	-40.0
Delta - North	21	93	50	20	68	96	24	20	163	229	-28.8
Delta	57	128	56	20	68	96	36	135	217	379	-42.7
Langley City	4	7	0	0	0	0	101	235	105	242	-56.6
Langley District	193	179	2	2	318	366	535	356	1,048	903	16.1
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	192	182	12	6	150	81	46	0	400	269	48.7
New Westminster	57	80	2	2	71	3	209	202	339	287	18.1
North Vancouver City	21	16	26	6	11	20	436	163	494	205	141.0
North Vancouver DM	55	55	2	0	38	4	288	149	383	208	84.1
Pitt Meadows	4	9	0	0	0	0	0	0	4	9	-55.6
Port Coquitlam	9	9	0	4	32	35	371	38	412	86	**
Port Moody	10	13	0	0	0	26	0	0	10	39	-74.4
Richmond	388	230	60	26	138	220	936	477	1,522	953	59.7
Surrey - South	262	318	40	62	243	380	162	8	707	768	-7.9
Surrey - Cloverdale	170	318	38	18	281	112	200	50	689	498	38.4
Surrey - North	394	593	0	26	395	279	346	248	1,135	1,146	-1.0
Surrey - Guildford	5	6	0	0	44	48	2	0	51	54	-5.6
Surrey - Whalley	63	134	2	2	73	57	210	114	348	307	13.4
Surrey Total	894	1,369	80	108	1,036	876	920	420	2,930	2,773	5.7
University Endowment Lands	1	3	0	0	0	7	189	302	190	312	-39.1
Vancouver - West End	0	0	0	0	0	0	81	256	81	256	-68.4
Vancouver - Downtown	1	1	0	0	0	0	949	1,078	950	1,079	-12.0
Vancouver - Kitsilano	8	6	10	8	32	14	168	3	218	31	**
Vancouver - False Creek	1	1	2	0	30	0	638	154	671	155	**
Vancouver - Granville/Oak	5	7	2	2	3	0	51	2	61	11	**
Vancouver - Kerrisdale	24	50	0	0	4	0	8	8	36	58	-37.9
Vancouver - Marpole	35	46	4	2	0	0	15	22	54	70	-22.9
Vancouver - Eastside	413	311	52	24	92	54	700	528	1,257	917	37.1
Vancouver - Mt. Pleasant	2	3	16	22	8	0	263	182	289	207	39.6
Vancouver - Strath/Grand	6	1	8	6	8	0	18	0	40	7	**
Vancouver - Westside	170	195	4	2	94	0	99	52	367	249	47.4
Vancouver Total	665	621	98	66	271	68	2,990	2,287	4,024	3,042	32.3
West Vancouver	108	82	8	8	8	0	0	0	124	90	37.8
White Rock	20	10	0	0	10	9	46	40	76	59	28.8
Indian Reserves	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver CMA	3,244	3,339	420	342	2,593	2,139	9,078	5,556	15,335	11,376	34.8

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	0	0	0	0
Coquitlam	6	20	0	0	36	2	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	5	15	0	0	0	10	0	0
Delta	5	15	0	0	0	10	0	0
Langley City	0	0	0	0	0	0	0	62
Langley District	24	53	0	0	44	140	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	4	11	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	8	4	0	0
North Vancouver DM	0	0	0	0	0	2	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	14	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	0	0	0	52	0	0	0
Surrey - South	25	28	0	0	14	2	0	0
Surrey - Cloverdale	23	7	0	0	0	4	0	0
Surrey - North	11	11	0	0	30	8	0	0
Surrey - Guildford	26	0	0	0	0	0	0	0
Surrey - Whalley	0	23	0	0	2	108	0	0
Surrey Total	85	69	0	0	46	122	0	0
University Endowment Lands	0	7	0	0	0	108	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	8	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	254	0	0	49
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	2	0	0
Vancouver - Eastside	0	0	0	0	42	42	1	51
Vancouver - Mt. Pleasant	0	0	0	0	9	0	0	0
Vancouver - Strath/Grand	8	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	8	0	0	0
Vancouver Total	16	0	0	0	313	44	1	100
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	10	6	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	140	175	0	0	523	440	1	162

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	6	0	2
Burnaby - Mountain	0	0	0	0	80	0	0	0
Burnaby - North	7	15	0	0	79	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	12	0	0	37	0	0	0
Burnaby - Central Park	0	0	0	0	139	26	0	0
Burnaby - Remainder	147	47	0	0	578	394	64	0
Burnaby Total	166	74	0	0	913	420	64	0
Coquitlam	276	254	0	0	961	272	37	52
Delta - Tsawwassen	0	0	0	0	0	87	0	0
Delta - Ladner	0	0	0	0	8	26	0	2
Delta - North	68	96	0	0	24	20	0	0
Delta	68	96	0	0	36	133	0	2
Langley City	0	0	0	0	101	173	0	62
Langley District	318	366	0	0	535	356	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	150	81	0	0	0	0	46	0
New Westminster	71	3	0	0	185	73	24	129
North Vancouver City	11	20	0	0	360	163	76	0
North Vancouver DM	38	4	0	0	128	149	160	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	32	35	0	0	371	38	0	0
Port Moody	0	26	0	0	0	0	0	0
Richmond	138	220	0	0	709	474	227	3
Surrey - South	243	380	0	0	162	8	0	0
Surrey - Cloverdale	281	112	0	0	200	8	0	42
Surrey - North	395	279	0	0	310	231	36	17
Surrey - Guildford	44	48	0	0	2	0	0	0
Surrey - Whalley	73	57	0	0	210	114	0	0
Surrey Total	1,036	876	0	0	884	361	36	59
University Endowment Lands	0	7	0	0	82	230	107	72
Vancouver - West End	0	0	0	0	81	256	0	0
Vancouver - Downtown	0	0	0	0	801	769	148	309
Vancouver - Kitsilano	32	14	0	0	138	3	30	0
Vancouver - False Creek	30	0	0	0	509	105	129	49
Vancouver - Granville/Oak	3	0	0	0	51	2	0	0
Vancouver - Kerrisdale	4	0	0	0	8	8	0	0
Vancouver - Marpole	0	0	0	0	14	22	1	0
Vancouver - Eastside	92	51	0	3	683	436	17	92
Vancouver - Mt. Pleasant	8	0	0	0	263	182	0	0
Vancouver - Strath/Grand	8	0	0	0	18	0	0	0
Vancouver - Westside	94	0	0	0	98	52	1	0
Vancouver Total	271	65	0	3	2,664	1,837	326	450
West Vancouver	8	0	0	0	0	0	0	0
White Rock	10	9	0	0	46	40	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,593	2,136	0	3	7,975	4,725	1,103	831

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Anmore	2	4	0	0	0	0	2	4
Belcarra	3	0	0	0	0	0	3	0
Bowen Island	3	2	0	0	0	0	3	2
Burnaby - Mountain	1	0	0	0	0	0	1	0
Burnaby - North	8	2	0	0	0	0	8	2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	1	0	0	0	0	6	1
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	17	5	0	0	0	0	17	5
Burnaby Total	32	8	0	0	0	0	32	8
Coquitlam	61	7	6	20	0	0	67	27
Delta - Tsawwassen	3	0	0	0	0	0	3	0
Delta - Ladner	3	0	0	0	0	0	3	0
Delta - North	0	28	21	27	0	0	21	55
Delta	6	28	21	27	0	0	27	55
Langley City	0	1	0	0	0	62	0	63
Langley District	21	46	52	163	0	1	73	210
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	23	4	11	0	0	21	34
New Westminster	17	3	0	0	0	0	17	3
North Vancouver City	9	7	0	0	1	0	10	7
North Vancouver DM	2	4	0	0	0	0	2	4
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	17	0	0	0	0	0	17	0
Port Moody	1	2	0	0	0	0	1	2
Richmond	154	8	0	0	1	0	155	8
Surrey - South	39	22	25	36	0	0	64	58
Surrey - Cloverdale	14	25	23	9	1	4	38	38
Surrey - North	58	59	11	11	1	0	70	70
Surrey - Guildford	0	1	26	0	0	0	26	1
Surrey - Whalley	7	11	0	131	0	0	7	142
Surrey Total	118	118	85	187	2	4	205	309
University Endowment Lands	0	1	0	115	0	0	0	116
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	1	0	0	0	0	0	1
Vancouver - Kitsilano	0	0	8	0	0	0	8	0
Vancouver - False Creek	0	0	254	0	0	49	254	49
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	1	1	0	0	0	2	1	3
Vancouver - Marpole	1	5	0	0	1	1	2	6
Vancouver - Eastside	66	9	0	36	9	53	75	98
Vancouver - Mt. Pleasant	4	4	9	0	0	0	13	4
Vancouver - Strath/Grand	6	1	8	0	0	0	14	1
Vancouver - Westside	18	0	0	0	11	0	29	0
Vancouver Total	96	21	279	36	21	105	396	162
West Vancouver	11	1	0	0	0	0	11	1
White Rock	10	6	0	0	0	0	10	6
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	580	290	447	559	25	172	1,052	1,021

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
November 2012	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	--	--
November 2011	1	20.0	0	0.0	0	0.0	3	60.0	1	20.0	5	--	--
Year-to-date 2012	1	6.7	0	0.0	0	0.0	9	60.0	5	33.3	15	1,470,000	1,394,321
Year-to-date 2011	1	5.3	0	0.0	1	5.3	8	42.1	9	47.4	19	1,450,000	1,441,158
Belcarra													
November 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
November 2012	1	33.3	0	0.0	1	33.3	1	33.3	0	0.0	3	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	7	41.2	1	5.9	2	11.8	4	23.5	3	17.6	17	800,000	919,674
Year-to-date 2011	2	11.8	5	29.4	2	11.8	5	29.4	3	17.6	17	850,000	942,235
Burnaby													
November 2012	0	0.0	0	0.0	9	39.1	13	56.5	1	4.3	23	1,020,000	1,133,587
November 2011	0	0.0	0	0.0	6	46.2	7	53.8	0	0.0	13	1,018,000	1,050,908
Year-to-date 2012	1	0.5	2	1.0	75	37.5	114	57.0	8	4.0	200	1,018,000	1,074,777
Year-to-date 2011	0	0.0	7	4.3	75	46.0	72	44.2	9	5.5	163	998,900	1,051,030
Coquitlam													
November 2012	0	0.0	11	42.3	12	46.2	2	7.7	1	3.8	26	759,961	835,835
November 2011	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
Year-to-date 2012	1	0.4	66	24.6	176	65.7	23	8.6	2	0.7	268	809,348	839,698
Year-to-date 2011	0	0.0	56	44.4	46	36.5	21	16.7	3	2.4	126	768,987	829,706
Delta													
November 2012	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
November 2011	0	0.0	9	52.9	8	47.1	0	0.0	0	0.0	17	738,000	766,626
Year-to-date 2012	1	1.9	9	16.7	27	50.0	10	18.5	7	13.0	54	920,000	1,026,295
Year-to-date 2011	2	1.3	37	24.8	97	65.1	8	5.4	5	3.4	149	800,000	837,971
Langley City													
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2011	3	50.0	1	16.7	2	33.3	0	0.0	0	0.0	6	--	--
Langley District													
November 2012	0	0.0	2	40.0	1	20.0	1	20.0	1	20.0	5	--	--
November 2011	3	25.0	6	50.0	1	8.3	1	8.3	1	8.3	12	619,433	783,003
Year-to-date 2012	44	27.2	52	32.1	26	16.0	23	14.2	17	10.5	162	690,000	883,897
Year-to-date 2011	48	29.3	52	31.7	32	19.5	21	12.8	11	6.7	164	686,317	835,624

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Maple Ridge													
November 2012	9	75.0	2	16.7	1	8.3	0	0.0	0	0.0	12	572,900	602,500
November 2011	11	57.9	8	42.1	0	0.0	0	0.0	0	0.0	19	524,900	531,705
Year-to-date 2012	116	71.2	38	23.3	8	4.9	1	0.6	0	0.0	163	569,900	579,135
Year-to-date 2011	126	71.6	37	21.0	13	7.4	0	0.0	0	0.0	176	549,900	566,159
New Westminster													
November 2012	2	14.3	4	28.6	5	35.7	3	21.4	0	0.0	14	808,500	795,014
November 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	5	11.6	8	18.6	20	46.5	10	23.3	0	0.0	43	838,000	821,169
Year-to-date 2011	53	60.9	18	20.7	15	17.2	0	0.0	1	1.1	87	558,900	617,706
North Vancouver City													
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	6	60.0	4	40.0	10	1,454,950	1,667,470
Year-to-date 2011	0	0.0	0	0.0	0	0.0	11	91.7	1	8.3	12	1,288,500	1,340,617
North Vancouver DM													
November 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
November 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	14	31.8	30	68.2	44	1,788,950	1,860,995
Year-to-date 2011	0	0.0	0	0.0	7	11.1	22	34.9	34	54.0	63	1,560,000	1,728,837
Pitt Meadows													
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	5	55.6	4	44.4	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2011	9	81.8	2	18.2	0	0.0	0	0.0	0	0.0	11	579,000	577,984
Port Coquitlam													
November 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	3	33.3	3	33.3	3	33.3	0	0.0	9	--	--
Year-to-date 2011	0	0.0	4	57.1	3	42.9	0	0.0	0	0.0	7	--	--
Port Moody													
November 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
November 2011	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	1	14.3	5	71.4	1	14.3	0	0.0	7	--	--
Year-to-date 2011	0	0.0	2	15.4	4	30.8	7	53.8	0	0.0	13	1,000,000	926,000
Richmond													
November 2012	0	0.0	0	0.0	3	3.4	27	30.7	58	65.9	88	1,766,000	1,702,835
November 2011	0	0.0	1	12.5	3	37.5	1	12.5	3	37.5	8	--	--
Year-to-date 2012	1	0.4	1	0.4	20	7.2	100	36.0	156	56.1	278	1,604,000	1,622,100
Year-to-date 2011	0	0.0	6	2.9	26	12.5	67	32.2	109	52.4	208	1,500,000	1,521,281

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
November 2012	13	22.8	21	36.8	19	33.3	3	5.3	1	1.8	57	740,000	792,707
November 2011	21	22.6	31	33.3	28	30.1	9	9.7	4	4.3	93	734,900	855,060
Year-to-date 2012	222	26.6	313	37.5	218	26.1	49	5.9	33	4.0	835	699,900	777,447
Year-to-date 2011	455	32.1	496	35.0	370	26.1	75	5.3	22	1.6	1,418	679,000	729,029
University Endowment Lands													
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
November 2012	0	0.0	0	0.0	0	0.0	7	21.2	26	78.8	33	3,180,000	2,871,848
November 2011	0	0.0	0	0.0	2	18.2	3	27.3	6	54.5	11	2,098,000	2,469,355
Year-to-date 2012	0	0.0	3	0.8	69	17.4	147	37.0	178	44.8	397	1,376,000	2,006,197
Year-to-date 2011	2	0.5	3	0.7	166	37.4	70	15.8	203	45.7	444	1,066,000	1,943,502
West Vancouver													
November 2012	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	2,950,000	2,953,242
November 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	94	100.0	94	3,257,500	3,564,123
Year-to-date 2011	1	1.3	0	0.0	0	0.0	0	0.0	77	98.7	78	3,160,000	3,313,259
White Rock													
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	5.3	1	5.3	3	15.8	14	73.7	19	1,700,000	1,744,368
Year-to-date 2011	0	0.0	3	25.0	1	8.3	4	33.3	4	33.3	12	1,425,000	1,544,053
Indian Reserves													
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
November 2012	26	9.1	40	13.9	53	18.5	63	22.0	105	36.6	287	1,070,000	1,464,040
November 2011	37	19.4	60	31.4	51	26.7	25	13.1	18	9.4	191	749,000	1,010,510
Year-to-date 2012	405	15.4	504	19.1	651	24.7	520	19.7	555	21.1	2,635	889,900	1,216,153
Year-to-date 2011	702	22.1	729	22.9	860	27.1	392	12.3	494	15.5	3,177	793,900	1,065,812

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
November 2012

Submarket	Nov 2012	Nov 2011	% Change	YTD 2012	YTD 2011	% Change
Anmore	--	--	n/a	1,394,321	1,441,158	-3.2
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	919,674	942,235	-2.4
Burnaby Total	1,133,587	1,050,908	7.9	1,074,777	1,051,030	2.3
Coquitlam	835,835	--	n/a	839,698	829,706	1.2
Delta	--	766,626	n/a	1,026,295	837,971	22.5
Langley City	--	--	n/a	--	--	n/a
Langley District	--	783,003	n/a	883,897	835,624	5.8
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	602,500	531,705	13.3	579,135	566,159	2.3
New Westminster	795,014	--	n/a	821,169	617,706	32.9
North Vancouver City	--	--	n/a	1,667,470	1,340,617	24.4
North Vancouver DM	--	--	n/a	1,860,995	1,728,837	7.6
Pitt Meadows	--	--	n/a	--	577,984	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	926,000	n/a
Richmond	1,702,835	--	n/a	1,622,100	1,521,281	6.6
Surrey Total	792,707	855,060	-7.3	777,447	729,029	6.6
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,871,848	2,469,355	16.3	2,006,197	1,943,502	3.2
West Vancouver	2,953,242	--	n/a	3,564,123	3,313,259	7.6
White Rock	--	--	n/a	1,744,368	1,544,053	13.0
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,464,040	1,010,510	44.9	1,216,153	1,065,812	14.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver November 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	1,855	-5.4	3,076	4,916	5,085	60.5	762,562	19.6	778,667
	February	3,140	24.8	3,360	5,916	5,694	59.0	791,604	19.4	805,562
	March	4,137	29.7	3,141	6,995	5,169	60.8	786,311	13.4	782,229
	April	3,270	-8.5	2,847	6,011	4,991	57.0	815,252	21.0	789,375
	May	3,431	7.2	2,645	6,101	4,725	56.0	831,555	25.7	802,135
	June	3,317	8.9	2,625	5,961	4,953	53.0	808,867	22.9	802,569
	July	2,614	13.8	2,528	5,227	5,212	48.5	761,673	15.8	784,446
	August	2,419	8.2	2,468	4,864	5,151	47.9	778,545	14.4	784,443
	September	2,299	2.0	2,537	5,799	5,287	48.0	751,042	10.5	754,590
	October	2,359	-1.0	2,571	4,462	5,118	50.2	767,225	8.5	770,120
	November	2,395	-5.8	2,592	3,342	5,059	51.2	728,118	4.2	756,583
	December	1,700	-12.5	2,544	1,713	4,863	52.3	689,057	-1.7	735,879
2012	January	1,607	-13.4	2,521	5,906	6,089	41.4	752,380	-1.3	766,206
	February	2,572	-18.1	2,515	5,698	4,895	51.4	806,094	1.8	823,749
	March	2,919	-29.4	2,436	5,996	4,778	51.0	761,742	-3.1	732,005
	April	2,837	-13.2	2,327	6,200	5,067	45.9	735,315	-9.8	735,260
	May	2,897	-15.6	2,189	7,138	5,112	42.8	732,736	-11.9	706,496
	June	2,398	-27.7	2,093	5,747	5,092	41.1	701,141	-13.3	697,874
	July	2,135	-18.3	2,043	4,944	4,795	42.6	667,462	-12.4	694,913
	August	1,670	-31.0	1,827	4,203	4,635	39.4	725,086	-6.9	726,066
	September	1,536	-33.2	1,912	5,447	5,316	36.0	722,681	-3.8	734,802
	October	1,970	-16.5	1,969	4,451	4,782	41.2	736,732	-4.0	721,205
	November	1,733	-27.6	1,912	2,843	4,534	42.2	682,215	-6.3	694,491
	December									
	Q3 2011	7,332	0.0		15,890			763,906	0.0	
	Q3 2012	5,341	-27.2		14,594			701,360	-8.2	
	YTD 2011	31,236	7.0		59,594			784,665	16.4	
	YTD 2012	24,274	-22.3		58,573			732,291	-6.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2012

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	98.4	115.8	1,227	7.4	65.9	831
	February	607	3.50	5.44	98.5	116.0	1,227	8.1	66.4	830
	March	601	3.50	5.34	98.7	117.0	1,228	8.1	66.4	832
	April	621	3.70	5.69	98.9	117.2	1,233	8.2	66.6	835
	May	616	3.70	5.59	99.1	118.0	1,242	7.5	66.5	842
	June	604	3.50	5.39	99.1	117.5	1,247	7.2	66.4	851
	July	604	3.50	5.39	99.1	117.5	1,250	6.9	66.3	859
	August	604	3.50	5.39	98.7	117.7	1,249	7.2	66.4	863
	September	592	3.50	5.19	98.7	118.3	1,264	7.1	67.0	861
	October	598	3.50	5.29	98.6	118.5	1,272	6.9	67.2	861
	November	598	3.50	5.29	98.3	118.7	1,275	6.7	67.1	861
	December	598	3.50	5.29	98.1	117.7	1,263	6.9	66.6	867
2012	January	598	3.50	5.29	98.4	117.9	1,257	7.0	66.2	870
	February	595	3.20	5.24	98.2	118.4	1,260	6.7	66.1	873
	March	595	3.20	5.24	98.1	119.1	1,263	6.6	66.1	873
	April	607	3.20	5.44	98.1	119.4	1,273	6.2	66.2	866
	May	601	3.20	5.34	98.2	119.8	1,279	6.4	66.6	856
	June	595	3.20	5.24	98.2	119.5	1,284	6.4	66.7	853
	July	595	3.10	5.24	98.3	119.2	1,283	6.8	66.9	854
	August	595	3.10	5.24	98.3	119.4	1,280	6.8	66.6	857
	September	595	3.10	5.24	98.2	119.3	1,279	7.0	66.7	858
	October	595	3.10	5.24	98.3	119.3	1,278	7.2	66.6	862
	November	595	3.10	5.24		118.9	1,272	7.2	66.2	868
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford-Mission CMA
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2012	9	0	4	0	16	0	1	0	30
November 2011	18	0	6	0	26	0	3	0	53
% Change	-50.0	n/a	-33.3	n/a	-38.5	n/a	-66.7	n/a	-43.4
Year-to-date 2012	183	2	50	0	88	31	7	0	361
Year-to-date 2011	216	2	62	1	135	87	10	0	513
% Change	-15.3	0.0	-19.4	-100.0	-34.8	-64.4	-30.0	n/a	-29.6
UNDER CONSTRUCTION									
November 2012	122	0	40	0	83	0	3	31	279
November 2011	145	2	64	1	130	87	11	0	440
% Change	-15.9	-100.0	-37.5	-100.0	-36.2	-100.0	-72.7	n/a	-36.6
COMPLETIONS									
November 2012	17	2	4	0	5	0	1	0	29
November 2011	22	0	6	0	3	0	0	0	31
% Change	-22.7	n/a	-33.3	n/a	66.7	n/a	n/a	n/a	-6.5
Year-to-date 2012	190	4	76	1	129	87	12	0	499
Year-to-date 2011	243	2	66	1	93	0	4	0	409
% Change	-21.8	100.0	15.2	0.0	38.7	n/a	200.0	n/a	22.0
COMPLETED & NOT ABSORBED									
November 2012	121	4	6	0	45	29	3	0	208
November 2011	92	0	4	0	11	2	0	0	109
% Change	31.5	n/a	50.0	n/a	**	**	n/a	n/a	90.8
ABSORBED									
November 2012	11	0	10	0	3	10	3	0	37
November 2011	13	0	8	0	10	6	0	0	37
% Change	-15.4	n/a	25.0	n/a	-70.0	66.7	n/a	n/a	0.0
Year-to-date 2012	176	0	76	1	92	60	9	0	414
Year-to-date 2011	237	2	67	3	97	76	4	0	486
% Change	-25.7	-100.0	13.4	-66.7	-5.2	-21.1	125.0	n/a	-14.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
November 2012	6	0	4	0	16	0	0	0	26
November 2011	14	0	6	0	26	0	1	0	47
Mission DM									
November 2012	3	0	0	0	0	0	1	0	4
November 2011	4	0	0	0	0	0	2	0	6
Indian Reserves									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2012	9	0	4	0	16	0	1	0	30
November 2011	18	0	6	0	26	0	3	0	53
UNDER CONSTRUCTION									
Abbotsford City									
November 2012	85	0	40	0	83	0	0	31	239
November 2011	86	0	64	1	130	87	8	0	376
Mission DM									
November 2012	37	0	0	0	0	0	3	0	40
November 2011	59	2	0	0	0	0	3	0	64
Indian Reserves									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2012	122	0	40	0	83	0	3	31	279
November 2011	145	2	64	1	130	87	11	0	440
COMPLETIONS									
Abbotsford City									
November 2012	12	0	4	0	5	0	0	0	21
November 2011	17	0	6	0	3	0	0	0	26
Mission DM									
November 2012	5	2	0	0	0	0	1	0	8
November 2011	5	0	0	0	0	0	0	0	5
Indian Reserves									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2012	17	2	4	0	5	0	1	0	29
November 2011	22	0	6	0	3	0	0	0	31

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket November 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
November 2012	88	0	6	0	45	29	0	0	168
November 2011	60	0	4	0	11	2	0	0	77
Mission DM									
November 2012	33	4	0	0	0	0	3	0	40
November 2011	32	0	0	0	0	0	0	0	32
Indian Reserves									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2012	121	4	6	0	45	29	3	0	208
November 2011	92	0	4	0	11	2	0	0	109
ABSORBED									
Abbotsford City									
November 2012	5	0	10	0	3	10	0	0	28
November 2011	9	0	8	0	10	6	0	0	33
Mission DM									
November 2012	6	0	0	0	0	0	3	0	9
November 2011	4	0	0	0	0	0	0	0	4
Indian Reserves									
November 2012	0	0	0	0	0	0	0	0	0
November 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
November 2012	11	0	10	0	3	10	3	0	37
November 2011	13	0	8	0	10	6	0	0	37

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Abbotsford-Mission CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	% Change
Abbotsford City	6	15	0	0	16	26	4	6	26	47	-44.7
Mission DM	4	6	0	0	0	0	0	0	4	6	-33.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	10	21	0	0	16	26	4	6	30	53	-43.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	132	141	0	0	88	135	81	149	301	425	-29.2
Mission DM	58	86	2	2	0	0	0	0	60	88	-31.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	190	227	2	2	88	135	81	149	361	513	-29.6

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Abbotsford City	16	26	0	0	4	6	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	16	26	0	0	4	6	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	88	135	0	0	81	149	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	88	135	0	0	81	149	0	0

Table 2.4: Starts by Submarket and by Intended Market
November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Abbotsford City	10	20	16	26	0	1	26	47
Mission DM	3	4	0	0	1	2	4	6
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	13	24	16	26	1	3	30	53

Table 2.5: Starts by Submarket and by Intended Market
January - November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	182	195	119	223	0	7	301	425
Mission DM	53	85	0	0	7	3	60	88
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	235	280	119	223	7	10	361	513

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	% Change
Abbotsford City	12	17	0	0	5	3	4	6	21	26	-19.2
Mission DM	6	5	2	0	0	0	0	0	8	5	60.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	18	22	2	0	5	3	4	6	29	31	-6.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	128	176	0	6	129	87	163	66	420	335	25.4
Mission DM	75	72	4	2	0	0	0	0	79	74	6.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	203	248	4	8	129	87	163	66	499	409	22.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Abbotsford City	5	3	0	0	4	6	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	5	3	0	0	4	6	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	129	87	0	0	163	66	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	129	87	0	0	163	66	0	0

Table 3.4: Completions by Submarket and by Intended Market
November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011	Nov 2012	Nov 2011
Abbotsford City	16	23	5	3	0	0	21	26
Mission DM	7	5	0	0	1	0	8	5
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	23	28	5	3	1	0	29	31

Table 3.5: Completions by Submarket and by Intended Market
January - November 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	198	237	217	94	5	4	420	335
Mission DM	72	74	0	0	7	0	79	74
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	270	311	217	94	12	4	499	409

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
November 2012	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
November 2011	0	0.0	4	44.4	4	44.4	1	11.1	0	0.0	9	--	--
Year-to-date 2012	3	2.8	50	47.2	20	18.9	8	7.5	25	23.6	106	554,800	633,035
Year-to-date 2011	10	5.5	70	38.3	65	35.5	24	13.1	14	7.7	183	569,000	589,169
Mission DM													
November 2012	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0	6	--	--
November 2011	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	13	18.3	51	71.8	5	7.0	2	2.8	0	0.0	71	469,900	479,162
Year-to-date 2011	16	28.1	29	50.9	6	10.5	5	8.8	1	1.8	57	469,900	499,132
Indian Reserves													
November 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
November 2012	3	27.3	7	63.6	1	9.1	0	0.0	0	0.0	11	498,000	495,530
November 2011	0	0.0	7	53.8	5	38.5	1	7.7	0	0.0	13	549,900	546,262
Year-to-date 2012	16	9.0	101	57.1	25	14.1	10	5.6	25	14.1	177	524,900	571,312
Year-to-date 2011	26	10.8	99	41.3	71	29.6	29	12.1	15	6.3	240	549,900	567,785

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
November 2012

Submarket	Nov 2012	Nov 2011	% Change	YTD 2012	YTD 2011	% Change
Abbotsford City	--	--	n/a	633,035	589,169	7.4
Mission DM	--	--	n/a	479,162	499,132	-4.0
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	495,530	546,262	-9.3	571,312	567,785	0.6

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
November 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	773	-14.6	1,256	2,362	2,480	50.6	441,544	1.7	473,203
	February	1,201	7.3	1,304	2,749	2,768	47.1	483,509	10.9	494,285
	March	1,730	18.7	1,417	3,033	2,329	60.8	526,828	15.5	527,042
	April	1,414	-15.7	1,226	2,617	2,372	51.7	534,123	17.5	524,460
	May	1,512	7.8	1,197	2,785	2,189	54.7	526,541	15.1	514,876
	June	1,508	-10.3	1,141	2,494	2,288	49.9	503,331	7.1	498,179
	July	1,250	20.8	1,160	2,623	2,291	50.6	503,931	9.7	492,860
	August	1,282	35.5	1,198	2,418	2,342	51.2	507,750	19.7	495,326
	September	1,109	14.7	1,224	2,418	2,291	53.4	489,420	10.0	497,614
	October	1,092	16.0	1,215	2,198	2,372	51.2	483,965	6.1	495,657
	November	1,040	1.9	1,155	1,654	2,262	51.1	478,968	5.3	498,111
	December	816	-1.0	1,233	946	2,312	53.3	498,989	12.3	515,870
2012	January	749	-3.1	1,166	2,456	2,333	50.0	469,635	6.4	505,035
	February	1,195	-0.5	1,185	2,586	2,430	48.8	504,441	4.3	504,724
	March	1,320	-23.7	1,169	2,764	2,357	49.6	474,581	-9.9	489,832
	April	1,363	-3.6	1,121	2,882	2,486	45.1	501,059	-6.2	482,993
	May	1,511	-0.1	1,153	2,967	2,347	49.1	484,609	-8.0	475,380
	June	1,389	-7.9	1,161	2,636	2,488	46.7	503,593	0.1	483,126
	July	1,332	6.6	1,164	2,620	2,221	52.4	479,539	-4.8	476,580
	August	1,007	-21.5	1,018	2,111	2,205	46.2	483,174	-4.8	472,143
	September	791	-28.7	981	2,313	2,371	41.4	495,096	1.2	496,044
	October	984	-9.9	1,018	2,227	2,238	45.5	476,400	-1.6	480,344
	November	840	-19.2	1,005	1,484	2,213	45.4	441,988	-7.7	462,545
	December									
	Q3 2011	3,641	23.5		7,459			500,856	13.0	
	Q3 2012	3,130	-14.0		7,044			484,640	-3.2	
	YTD 2011	13,911	5.8		27,351			502,772	11.3	
	YTD 2012	12,481	-10.3		27,046			484,950	-3.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
November 2012

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2011	January	592	3.35	5.19	97.3	114.8	86	9.6	66.1	790
	February	607	3.50	5.44	97.4	115.2	85	9.9	65.5	806
	March	601	3.50	5.34	97.6	116.1	85	10.0	65.9	822
	April	621	3.70	5.69	97.7	116.3	85	9.2	64.9	817
	May	616	3.70	5.59	97.9	117.1	85	8.8	64.9	804
	June	604	3.50	5.39	97.8	116.5	86	8.4	65.0	779
	July	604	3.50	5.39	97.8	116.6	86	8.5	65.3	767
	August	604	3.50	5.39	97.5	116.9	88	8.1	66.4	753
	September	592	3.50	5.19	97.5	117.3	88	8.0	66.5	751
	October	598	3.50	5.29	97.4	117.4	88	8.0	66.4	757
	November	598	3.50	5.29	97.1	117.5	87	8.7	65.9	763
	December	598	3.50	5.29	96.9	116.5	87	9.1	66.3	770
2012	January	598	3.50	5.29	97.1	116.8	87	10.1	66.8	775
	February	595	3.20	5.24	96.9	117.2	88	10.5	67.5	787
	March	595	3.20	5.24	96.7	117.9	88	10.6	68.0	801
	April	607	3.20	5.44	96.7	118.2	90	9.5	68.5	798
	May	601	3.20	5.34	96.7	118.6	91	7.9	67.6	797
	June	595	3.20	5.24	96.8	118.2	90	7.2	66.9	790
	July	595	3.10	5.24	96.8	117.9	91	6.6	66.6	799
	August	595	3.10	5.24	96.8	118.1	91	7.3	67.4	800
	September	595	3.10	5.24	96.7	118.1	93	7.3	68.4	805
	October	595	3.10	5.24	96.8	118.0	93	7.7	68.8	807
	November	595	3.10	5.24		117.6	93	7.4	69.0	813
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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